



**DRAFT AGENDA**

**MONDAY, NOVEMBER 13, 2023, 10:30 a.m.**

**SOUTH FLORIDA REGIONAL PLANNING COUNCIL  
1 Oakwood Boulevard, Suite 250  
Hollywood, FL 33020**

**This is an in-person/virtual meeting**

**Join Zoom Meeting**

**<https://us06web.zoom.us/j/84586606000?pwd=q3VJ4IMYUCCBy7AWpoQtVbBGoQb5Gb.1>**

**Meeting ID: 845 8660 6000**

**Passcode: 579779**

Find your local number: <https://us06web.zoom.us/j/84586606000?pwd=q3VJ4IMYUCCBy7AWpoQtVbBGoQb5Gb.1>

- I. Pledge of Allegiance and Roll Call
- II. Approval of Council Agenda
- III. Presentation (Time Certain 11:15 a.m.)  
South Florida Military Installation Resilience Review Update
  - Christina Miskis, MURP, Planning Manager
- IV. Action Items
  - A. Minutes of the Previous Meeting
    - 1. September 18, 2023 Executive Committee Meeting
    - 2. September 18, 2023 Council Meeting
  - B. Financial Report
  - C. Consent: Comprehensive Plan Amendment Reviews

**Proposed**

- Broward County 23-02ESR
- Broward County 23-03ESR
- Miami-Dade County 23-01ESR
- City of Coral Springs 23-01ESR\*



- City of Dania Beach 23-01ESR
- City of Hallandale Beach 23-02ESR
- City of Hallandale Beach 23-03ESR
- City of Hollywood 23-02ESR
- Islamorada, Village of Islands 23-01ACSC
- City of Miami 23-05ESR

**Public Hearing**

Adopted

- Monroe County 23-03ACSC
- Village of Biscayne Park 23-02ER
- City of Doral 23-02ESR
- City of Hollywood 23-01ER\*
- City of Homestead 23-01ESR
- Village of Key Biscayne 23-01ER
- City of Marathon 23-01ACSC
- City of Marathon 23-02ACSC
- Miami Shores Village 23-02ER
- City of Sweetwater 23-01ESR

**Public Hearing**

- D. Regional Issues: Comprehensive Plan Amendment Review – None
- E. SFRPC 2024 Meeting Schedule
- F. Comprehensive Economic Development Strategy (CEDS) Annual Report
- G. Appointment for the Broward County Water Advisory Board
- H. Appointment of Nominating Committee

**Public Comments**

**V. Program Reports and Activities**

- A. SFRPC Revolving Loan Funds Status Report
- B. SFRPC CARES Act RLF Status Report
- C. Council Highlights

**VI. Discussion Items**

- A. Executive Director’s Report
- B. Legal Counsel Report
- C. Council Members Report
- D. Ex-Officio Report

## **VII. Announcements and Attachments**

- A. Attendance Form
- B. Correspondence and Articles
- C. Upcoming Meetings
  - 1) December 2023, No meeting
  - 2) Monday, January 22, 2024, 10:30 a.m. (SFRPC)
  - 3) Monday, February 26, 2024, 10:30 a.m. (SFRPC)
  - 4) Monday, March 18, 2024, 10:30 a.m. (SFRPC)

## **VIII. Adjournment**

Pursuant to Chapter 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Council with respect to any matter considered at such meeting or hearing, he may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is based.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to advise the Agency at least 5 days before the hearing by contacting the South Florida Regional Planning Council at one of the following: (1) One Oakwood Boulevard, Suite 250, Hollywood, Florida 33020; (2) Phone 954-924-3653; (3) Fax 954-924-3654; or (4) [sfadmin@sfrpc.com](mailto:sfadmin@sfrpc.com). If you are hearing or speech impaired, please contact the Agency using the Florida Relay Service, 1 (800) 955-8771 (TTY/VCO), 1 (800) 955-8770 (Voice), 1 (800) 955-8773 (Spanish).

Agenda packets for upcoming Council meetings will be available at the Council's website, <https://sfregionalcouncil.org/meeting-materials/> ten days prior to the meeting.

If you would like to be added to the e-mail list to receive the link to the agenda, please e-mail the Council at [sfadmin@sfrpc.com](mailto:sfadmin@sfrpc.com).

**SOUTH FLORIDA REGIONAL PLANNING COUNCIL  
EXECUTIVE COMMITTEE MINUTES  
September 18, 2023**

The South Florida Regional Planning Council's Executive Committee met virtually and in person on this date at the Council's office at 1 Oakwood Boulevard, Suite 250, Hollywood, FL 33020. Chair Geller called the meeting to order at 9:51 a.m. and reminded everyone of the meeting's procedures. Chair Geller welcomed the Councilmembers as well as those attending virtually. Councilmember Lincoln led the Pledge of Allegiance.

**I. Pledge of Allegiance and Roll Call**

Chair Steve Geller

Councilmember Mario J. Bailey\*\*

Councilmember Beam Furr

Councilmember René García\*

Councilmember Samuel Kaufman\*

Councilmember Michelle Lincoln

\*Virtually Present

\*\*Absent

Councilmember Greg Ross was present.

SFRPC Executive Director Mrs. Isabel Cosio Carballo and Legal Counsel Sam Goren were present. Mr. Goren confirmed there was a quorum.

**II. Approval of Council Agenda**

*Councilmember Lincoln moved to approve the Agenda, Councilmember Garcia seconded the motion, which was carried by unanimous consent.*

**III. General Counsel Annual Review**

The Councilmembers completed and submitted the General Counsel Review Form. Mr. Goren received the highest scores and many accolades. In this year's legal contract, the Partner rate increased from \$260 to \$275 an hour; Associates rate increased from \$225 to \$250; and Paralegal rates increased from \$140 to \$150. Mr. Goren explained the history of the Legal Counsel's contract and thanked Mrs. Cosio Carballo, the Executive Committee Members, and Council staff.

*Chair Geller motioned to approve the contract renewal and the increase of the hourly rates. Councilmember Furr moved the motion, Councilmember Lincoln seconded the motion, which was carried by unanimous consent.*

**IV. Executive Director Annual Review**

Chair Geller requested that the Executive Committee complete the Executive Director's Annual Review and offer comments on her performance for the year. After the reviews were compiled, Chair Geller read the reviews in detail and reported that Mrs. Cosio Carballo had received fifty out of fifty points with many compliments.

Chair Geller explained the updated Executive Director Contract in detail regarding compensation for unused annual leave. Mr. Goren detailed the change in the 2023 contract for sick/vacation time in relation to the SFRPC Personnel Policy. It was noted that the Executive Director contract is a 3-year contract. Chair



Geller stated that next year's contract (2024) will be revised again as a 3-year contract to denote the time left for the duration of her time as Executive Director due to her DROP agreement.

*Chair Geller motioned to approve the Executive Director's contract renewal. Councilmember Lincoln moved to approve the motion. Councilmember Furr seconded the motion, which was carried by unanimous consent.*

**V. Executive Director Compensation for Unused Annual Leave (Addition)**

Mr. Goren explained the reasoning behind the compensation for the unused Annual Leave. Councilmember Lincoln stated she is willing to approve this on a one-time basis since the SFRPC now has a Deputy Director to alleviate the Executive Director's workload in the future thereby allowing her to take her annual leave. Mr. Goren stated for the record that this is earned time.

*Chair Geller motioned to approve the Unused Annual Leave for the Executive Director. Councilmember Lincoln moved to approve the motion. Councilmember Furr seconded the motion, which was carried by unanimous consent.*

Mrs. Cosio Carballo thanked the Councilmembers for their support and stated it is a great privilege and honor to work with all the Councilmembers.

**VI. Public Comment - None**

**VII. Adjournment**

*Chair Geller motioned to adjourn the meeting. Councilmember Furr moved to adjourn the meeting, Councilmember Coldiron seconded the motion, which was carried by unanimous consent.*

The meeting was adjourned at 10:26 a.m.

This signature is to attest that the undersigned is the Secretary of the SOUTH FLORIDA REGIONAL PLANNING COUNCIL and that the information provided herein is the true and correct minutes for the September 18, 2023 meeting of the SOUTH FLORIDA REGIONAL PLANNING COUNCIL EXECUTIVE COMMITTEE adopted the 13<sup>th</sup> day of November 2023.

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Michelle Lincoln, Secretary  
Monroe County Commissioner, District 2

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Date

**MINUTES OF THE  
SOUTH FLORIDA REGIONAL PLANNING COUNCIL**

**September 18, 2023**

The South Florida Regional Planning Council met virtually and in person on this date at the South Florida Regional Planning Council, 1 Oakwood Boulevard, Suite 250, Hollywood, FL 33020. Chair Geller welcomed everyone and called the meeting to order at 10:35 a.m. He reminded everyone of the meeting's procedures and asked Councilmember Caplan to lead in the Pledge of Allegiance. The recording can be found here: <https://youtu.be/DMzr4HbZfXE>

**I. Pledge of Allegiance and Roll Call**

Chair Steve Geller  
Councilmember Mario J. Bailey\*\*  
Councilmember Frank Caplan  
Councilmember Craig Cates\*  
Councilmember Joseph Corradino\*  
Councilmember Beam Furr  
Councilmember René García\*  
Councilmember Oliver Gilbert, III\*\*  
Councilmember Cary Goldberg\*  
Councilmember Denise Horland  
Councilmember Samuel Kaufman\*  
Councilmember Michelle Lincoln  
Councilmember Kionne McGhee\*\*  
Councilmember Greg Ross\*  
Councilmember Michael Udine\*

\* Virtually Present

\*\* Absent

SFRPC Executive Director Isabel Cosio Carballo and Legal Counsel Sam Goren were present.

The following Ex-Officio Members were virtually present:

Dat Huynh representing the Florida Department of Transportation, District 6

Jon Moore for Sirena Davila representing the Florida Department of Environmental Protection (SE District)

The following Ex-Officio Member was not present nor virtually present:

Armando L. Vilaboy representing the South Florida Water Management District

Sam Goren, Legal Counsel, stated for the record there is a quorum.

## II. Approval of Council Agenda

*Chair Geller motioned to approve the Council Agenda. Councilmember Furr moved the motion and Councilmember Lincoln seconded the motion, which was carried by a unanimous vote.*

## III. Action Items

### A. Minutes of the Previous Meeting

*Chair Geller motioned to approve the Meeting Minutes for July 31, 2023. Councilmember Furr moved the motion and Councilmember Ross seconded the motion, which was carried by a unanimous vote.*

### B. Financial Report

The Director of Finance and IT Leo Braslavsky Soldi presented the Financial Report in detail virtually from Argentina.

*Chair Geller motioned to approve the Financial Report. Councilmember Furr moved the motion and Councilmember Udine seconded the motion, which was carried by a unanimous vote.*

### C. Consent: Comprehensive Plan Amendment Reviews

Legal Counsel, Sam Goren, read the Comprehensive Plan Amendment Reviews, Proposed.

#### Proposed

- Monroe County 23-02ACSC
- Monroe County 23-03ACSC
- City of Florida City 23-01ESR\*
- City of Hialeah Gardens 23-03ESR\*
- City of Marathon 23-03ACSC
- City of Sweetwater 23-01ESR
- City of West Miami 23-01ESR\*

There was a discussion on the proposed amendments for the Cities of Florida City 23-01ESR\* and Sweetwater 23-01ESR concerning the review letters from FDOT, D6 asking for additional information. Chair Geller requested the two amendments be removed from the Agenda until further information is received by and from FDOT, D6.

## Public Hearing

Chair Geller opened the Public Hearing and asked if there were any comments or questions.

## Public Comments

There were no comments or questions from the public via email or virtually.

*Councilmember Ross motioned to approve the proposed Comprehensive Plan Amendments except for the City of Florida City 23-01ESR and the City of Sweetwater 23-01ESR. Councilmember Horland seconded the motion, which was carried by a unanimous vote.*

Chair Geller motioned to recommend that the SFRPC neither approve nor disapprove the proposed Comprehensive Plan Amendments for the City of Florida City 23-01ESR and the City of Sweetwater 23-01ESR pending the required additional information requested by FDOT, D6.

*Councilmember Caplan motioned to approve Chair Geller's motion on the proposed Comprehensive Plan Amendments for the City of Florida City 23-01ESR and the City of Sweetwater 23-01ESR. Councilmember Lincoln seconded the motion, which was carried by a unanimous vote.*

Legal Counsel, Sam Goren, read the Comprehensive Plan Amendment Reviews, Adopted.

Adopted

- City of Aventura 23-03ESR
- Town of Davie 23-01ESR
- City of North Miami Beach 22-01ESR\*
- City of Oakland Park 23-01ER\*
- City of Plantation 23-01ER\*

\* Property Rights Element

**Public Hearing**

Chair Geller opened the Public Hearing and asked if there were any comments or questions.

**Public Comments**

There were no comments or questions from the public via email or virtually.

*Councilmember Horland motioned to approve the adopted Comprehensive Plan Amendments. Councilmember Caplan seconded the motion, which was carried by a unanimous vote.*

D. Regional Issues: Comprehensive Plan Amendment Review – None

E. Legal Counsel Annual Review / Contract Review

Chair Geller stated the Legal Counsel Annual Review and Contract Review had initially taken place at the Executive Committee Meeting, which was previously held before the Council Meeting. He mentioned the scores and the accolades given to Mr. Goren. The Executive Committee recommended renewing Mr. Goren's contract with the adjusted payment increases, and the Contract was renewed.

F. Executive Director Annual Review / Contract

Chair Geller noted the scores and many compliments given on Mrs. Cosio Carballo's reviews. Mr. Goren expanded on the changes made to the Executive Director's 2023-24 Contract in accordance with the SFRPC Personnel Policy. A three-year contract was signed, and it is anticipated that next year's contract will also be a three-year contract due to Mrs. Cosio Carballo's DROP requirements.

Chair Geller stated that the Executive Committee did not discuss the COLA or salary increases. The SFRPC employees are eligible for a 3% COLA and a 2% Merit increase. The Executive Director will receive the same increases as the staff. Mrs. Cosio Carballo noted the COLA increases of the membership counties.

*Councilmember Caplan motioned to approve a 3% COLA and a 2% Merit increase. Councilmember Lincoln seconded the motion, which was carried by a unanimous vote.*

G. FY 2022-23 Revised Operating Budget

Director of Finance and IT, Leo Braslavsky Soldi, presented the FY 2022-23 Revised Budget in detail.

*Councilmember Lincoln motioned to approve the FY 2022-23 Revised Operating Budget. Councilmember Ross seconded the motion, which was carried by a unanimous vote.*

H. FY 2023-24 Operating Budget

Director of Finance and IT, Leo Braslavsky Soldi, presented the FY 2023-24 Operating Budget in detail.

*Councilmember Udine motioned to approve the FY 2023-24 Operating Budget. Councilmember Ross seconded the motion, which was carried by a unanimous vote.*

Chair Geller introduced Randy Deshazo, the new Deputy Director, Chief of Staff, and the Director of Economic Development and Research. He gave a synopsis of Mr. Deshazo's work experience. Mr. Deshazo stated that he is very grateful for the opportunity and looks forward to working with everyone.

I. Joint Statement on Collaboration for Regional Economic Resilience

Mrs. Cosio Carballo informed the Councilmembers about the history, the years of collaboration the SFRPC has with the Southeast Florida Regional Climate Change Compact, and the upcoming Summit. She explained the Joint Statement and efforts the Compact members have for regional resilience. Councilmember Furr stated that this collaboration is important to the region. Councilmember Caplan requested "to support cities and counties" be added to the Joint Statement.

*Councilmember Furr motioned to approve the Joint Statement on Collaboration for Regional Economic Resilience with the addition of "to support cities and counties" be added to the Joint Statement. Councilmember Horland seconded the motion, which was carried by a unanimous vote.*

**Public Comments**

There were no comments or questions from the public via email or virtually.

**IV. Program Reports and Activities .51.01 to**

A. SFRPC Revolving Loan Funds Status Report

B. SFRPC CARES Act RLF Status Report

Mr. Jeff Tart, Senior Loan Officer and Manager of the Revolving Loan Fund Programs stated that the SFRPC's RLF Program was highlighted in the September 2023 issue of NonProfit Quarterly, entitled "Getting Capital to Black, Indigenous, and People of Color Entrepreneurs; Some Pandemic Lessons". The SFRPC's traditional RLF Program was commended for recognizing inequities in lending and succeeding in providing capital to historically disadvantaged minority-owned businesses and helping address systematic inequalities and biases. The Program has total assets of \$5.50 million serving 30 borrowers. Goren, Cherof, our Legal Counsel, continues to provide updates on our three borrowers in legal collection and those details are attached RLF Status Report. Mr. Goren stated that the information on the litigations is in the backup documents.

The Affordable Housing Initiative, provided by the Southeast Florida Community Development Fund, Inc., has financed 23 single-family home projects throughout our region; 18 in Broward, 4 in Miami-Dade, and 1 in Palm Beach Counties. The Affordable Housing Initiative has been successful as a result of its collaboration between local minority-owned non-profit homebuilders, the Urban League of Broward County, the Broward County Commission, and the Housing Finance Authority of Broward County. Through the support of the HFA of Broward County and Ralph Stone's office, we were initially approved by the HFA on August 16<sup>th</sup> for a new \$1,000,000 line of credit which will be presented to the Broward County Commissioners on October 10<sup>th</sup> for their final approval. This additional funding will help administer and finance up to 14 new homesites in Broward County in 2023/2024.

The Brownfields Cleanup Revolving Loan Fund is working with a private development group consisting of the Metz Real Estate Group, BRD Development, and Collarme Partners, to help remediate and revitalize a 30-acre Brownfield site in the City of Hollywood that was a former city public works facility located at the intersection of South Park Road and Pembroke Road, known as the Park Road Development. The SFRPC will be utilizing a portion of the recently awarded \$1,000,000 EPA Brownfields Cleanup RLF plus a newly anticipated supplemental funding we are seeking from the EPA. He announced that the SFRPC Brownfields Cleanup Revolving Loan Fund Program was awarded the 2023 NADO Aliceann Wohlbruck Impact Award.

*Councilmember Horland motioned to approve the SFRPC RLF Status Report and the SFRPC CARES Act Status Report. Councilmember Caplan seconded the motion, which was carried by a unanimous vote.*

C. FY 22-23 Partial List of Accomplishments to Date

Mrs. Cosio Carballo and Chair Geller summarized the SFRPC's accomplishments of regional collaboration and subject matter such as Affordable Housing, Solid Waste, First and Last Mile, Joint Meetings and Conferences with the Treasure Coast Regional Planning Council, Clean Cities Coalition Conference, etc.

Chair Geller invited the Councilmembers to join in the Affordable Housing Mayor's Discussion to be held on September 29, 2023.

D. Council Highlights

Mrs. Cosio Carballo briefed the Councilmembers on the Council Highlights including appointments to the Florida Association of Counties, Chair Geller, and Florida League of Cities, Councilmember Ross, information on the Affordable Housing Initiative, and the Recycling Conference.

V. **Discussion Items**

A. Executive Director's Report

Mrs. Cosio Carballo stated that the Military Installation Resilience Report is being finalized and will be presented to the Council. She announced the date and time for the Mayors' Affordable Housing Round Table (including Monroe, Miami-Dade, Broward, and Palm Beach counties) and the SFRPC/TCRPC Joint Conference on Recycling and noted those invited and presenting. Discussion ensued on whether to charge for future conferences, sponsorships, and registration exemptions. Mrs. Cosio Carballo announced that Alisha Lopez, Southeast Florida Clean Cities Coalition Director, is now the Central Florida Clean Cities Director at the request of the Department of Energy.

B. Legal Counsel Report / Legal Opinions

Mr. Goren explained the Florida Statutes, attendance, ratification, and quorum information regarding the authority of the Executive Committee's decision-making. He stated that it is no longer legally necessary for the SFRPC collegial body to subsequently ratify the valid and binding decisions of the Executive Committee going forward unless the SFRPC Council overrules that decision.

Chair Geller motioned to approve the Executive Committee's authority to make final decisions at the SFRPC Council Meeting due to lack of quorum, so the voted Agenda Items do not have to be ratified at the following Council Meeting.

*Councilmember Ross motioned to approve a formal policy stating that it is the Executive Committee's authority to make final voting decisions. Councilmember Caplan seconded the motion, which was carried by a unanimous vote.*

Mr. Goren stated the Executive Committee approved, one-time only, the Executive Director's request to authorize compensation of up to 32 hours of vacation leave over and above the 120 hours reimbursement of the unused portion of annual leave authorized per year by the Council. Mrs. Cosio Carballo was unable to utilize the full annual leave authorized by the Council due to an unusually heavy work schedule.

*Councilmember Caplan motioned to approve the Executive Director's reimbursement for 32 hours of annual leave for FY 2022-23. Councilmember Furr seconded the motion, which was carried by a unanimous vote.*

C. Council Members Report

Councilmember Caplan stated that the FRCA Meeting went well and thanked Mrs. Cosio Carballo and the Council staff for preparing the presentation notes.

D. Ex-Officio Report

Dat Huynh, Florida Department of Transportation, D 6 mentioned the 2024/25-28/29 Five Year Work Program public hearing dates for Miami-Dade and Monroe counties. FDOT, D4 will have their meetings in December. Mr. Huynh announced that Steve Braun, a long-time DOT employee, is the new District 4 Secretary of Transportation.

**VI. Announcements and Attachments**

A. Attendance Form

B. Correspondence and Articles

C. Upcoming Meetings

- 1) Monday, October 16, 2023, 10:30 a.m. (SFRPC – If needed)
- 2) Friday, October 20, 2023, Update: 9:45 a.m. SFRPC / TCRPC Annual Conference - Recycling (Broward Center of the Performing Arts)
- 3) Monday, November 20, 2023, 10:30 a.m. (SFRPC)
- 4) December 2023, No meeting

**VII. Adjournment**

Chair Geller adjourned the meeting at 12:07 p.m.

This signature is to attest that the undersigned is the Secretary of the SOUTH FLORIDA REGIONAL PLANNING COUNCIL and that the information provided herein is the true and correct minutes for the September 18, 2023, meeting of the SOUTH FLORIDA REGIONAL PLANNING COUNCIL adopted on the 13<sup>th</sup> day of November 2023.

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Michelle Lincoln, Secretary  
Monroe County Commissioner, District 2

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Date





# MEMORANDUM

AGENDA ITEM #IV.C

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DATE: NOVEMBER 13, 2023

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: LOCAL GOVERNMENT COMPREHENSIVE PLAN PROPOSED AND ADOPTED AMENDMENT  
CONSENT AGENDA

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Pursuant to the 1974 Interlocal Agreement creating the South Florida Regional Planning Council (Council), the Council is directed by its member counties to “assure the orderly, economic, and balanced growth and development of the Region, consistent with the protection of natural resources and environment of the Region and to protect the health, safety, welfare, and quality of life of the residents of the Region.”

In fulfillment of the Interlocal Agreement directive and its duties under State law, the Council reviews local government Comprehensive Plan amendments for consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. Pursuant to Section 163.3184, Florida Statutes as presently in effect, Council review of comprehensive plan amendments is limited to 1) adverse effects on regional resources and facilities identified in the SRPP and 2) extra-jurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the Region. The Council’s review of amendments is conducted in two stages: (1) proposed or transmittal and (2) adoption. Council staff reviews the contents of the amendment package once the Department of Economic Opportunity certifies its completeness.

A written report of the Council’s evaluation pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the State Land Planning Agency within 30 calendar days of receipt of the amendment.

## Recommendation

Find the proposed and adopted plan amendments from the local governments listed as not causing adverse impact to state or regional resources/facilities and without extra-jurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the Region.

Approve this report for transmittal to the local governments with a copy to the State Land Planning Agency.



South Florida Regional Planning Council  
1 Oakwood Boulevard, Suite 250, Hollywood, Florida 33020  
954-924-3653 Phone, 954-924-3654 FAX  
[www.sfrationalcouncil.org](http://www.sfrationalcouncil.org)

## **PROPOSED AMENDMENTS**

- **Broward County 23-02ESR**  
Revises the text to include reference to the Regional Climate Action Plan (PCT 22-7 - Dania Beach 23-01ESR Proposed) and PCT 23-2 amendment revisions.
- **Broward County 23-03ESR**  
Amends the Broward County Land Use Plan to add Policy 2.16.5 regarding Affordable Housing.
- **Miami-Dade County 23-01ESR**  
Modifies text within the CDMP Land Use Element to amend the interpretive text of the “Parks and Recreation” land use category, including declarations of restrictions for a 17.66-acre parcel, and redesignates a parcel on the Land Use Plan (LUP) Map from “Parks and Recreation” to “Medium Density Residential with One Density Increase”.
- **City of Coral Gables 23-01ESR**  
Modifies the text in the Future Land Use Element to increase maximum building heights for commercial and industrial land use with park incentives if developed pursuant to the Design & Innovation District Regulations. Additionally, industrial land uses are to be granted an additional 25% floor area ratio for properties qualifying as receiving sites for transfer of development rights (TDRs).
- **City of Coral Springs 23-01ESR\***  
Amends the Future Land Use Element (FLUE) to incorporate Broward County Land Use Plan Policies and add a Property Rights Element.
- **City of Dania Beach 23-01ESR**  
Increases Regional Activity Center (RAC) permitted uses by 4,000 residential (affordable) units, as timing and reporting of units, and prohibiting units when conflicting with airport land use.
- **City of Hallandale Beach 23-02ESR**  
Updates the Public School Facilities Element to reflect the Level of Service Standard relative to the Broward County School Board Third Amended and Restated Interlocal Agreement.
- **City of Hallandale Beach 23-03ESR**  
Amends the Recreation and Open Space and Capital Improvements Elements to be consistent with the Broward County Land Use Plan relative to the Level of Service Standard.
- **City of Hollywood 23-02ESR**  
Adds language with regards to permitted uses within the Open Space and Recreational Land Use Designation. Adds Civic and Cultural Buildings as permitted use and adds Community Facilities publicly owned to provide a minimum of open space requirements.
- **Islamorada, Village of Islands 23-01ACSC**  
Establishes a Building Permit Allocation System.
- **City of Miami 23-03ESR**  
Updates the Comprehensive Plan with EAR-Based Amendments reflected in State requirements.

## **ADOPTED AMENDMENTS**

- **Monroe County 23-03ACSC**  
Amends Goals, Objectives, and Policies established to create site-specific development standards, deviations, and exemptions for Ocean Reef Club.
- **Village of Biscayne Park 23-02ER 23-03ESR**  
Amends plan with EAR-Based Amendment and Water Supply Update.
- **City of Doral 22-02ESR**  
Amends the Future Land Use Map from Community Mixed Use (CMU) to Downtown Mixed Use (DMU) for a ±56.4-acre property located at 4400 87 Avenue.
- **City of Hollywood 23-01ER\***  
Property Rights Element.
- **City of Homestead 23-01ESR**  
Amends the text of the Neighborhood Mixed Use Future Land Use Category located east of the Homestead Extension of the Florida Turnpike, west of the Miami-Dade County Urban Development Boundary, and south of SW 312 Street and SW 142 Avenue.
- **Village of Key Biscayne 23-01ER\*\***  
Amends the Comprehensive Plan with EAR-Based Amendments to incorporate changes reflected in State requirements, in which the City has addressed the issues raised in the Department of Commerce Objections, Recommendations and Comments (ORC) Report, which incorporated the concerns of the Council.
- **City of Marathon 23-01ACSC**  
Amends the Comprehensive Plan to Protect Established Live Aboard Vessels and the Transfer of Building Rights.
- **City of Marathon 23-02ACSC**  
Amends the Transfer of Density and Building Rights.
- **Miami Shores Village 23-02ER\*\***  
Amends the Plan with EAR-Based Amendments updated to incorporate changes reflected in State requirements. The Village addressed issues raised in the Objections, Recommendations, and Comments (ORC) Report to the satisfaction of the Department of Commerce.
- **City of Sweetwater 23-01ESR**  
Amends Future Land Use Element to meet the housing needs of the elderly, active-duty military and/or veterans, and workforce population and the expansion of the University District shall require the extension of SW 112 Avene from SW 7 Terrace to SW 8 Street.

\*Property Rights Amendment

\*\* **Staff Note:** Due to the different time requirements for Agencies' responses, some comments may not have been received. If Agencies do have comments, those comments do not reflect potential adverse regional or extra-jurisdictional impacts. No concerns or technical assistance comments reflecting potential adverse regional or extra-jurisdictional impacts were received from local governments or partner agencies.



# MEMORANDUM

AGENDA ITEM #IV.E

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DATE: NOVEMBER 13, 2023  
TO: COUNCIL MEMBERS  
FROM: STAFF  
SUBJECT: PROPOSED MEETING DATES AND LOCATIONS - 2024

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Please find herewith the proposed 2024 meeting schedule, for the 3<sup>rd</sup> Monday of the month, for your review and approval. Also attached is a list of holidays for 2024.

## Recommendation

For discussion and approval of a schedule for 2024.



South Florida Regional Planning Council  
1 Oakwood Boulevard, Suite 250, Hollywood, Florida 33020  
954.924.3653 Phone, 954.924-3654 FAX  
[www.sfregionalcouncil.org](http://www.sfregionalcouncil.org)



## 2024 MEETING DATES AND LOCATIONS

All meetings begin at 10:30 a.m. unless otherwise noted.

<b>JANUARY</b>	Monday, January 22	Election of Officers, Southeast Florida Regional Prosperity Institute Annual Meeting	SFRPC, Hollywood
<b>FEBRUARY</b>	Friday, February 16	SFRPC/TCRPC Joint Council Meeting	TBD
	Monday, February 26	SFRPC Council Meeting	SFRPC, Hollywood
<b>MARCH</b>	Monday, March 18	Regular Council Meeting	SFRPC, Hollywood
<b>APRIL</b>	Monday, April 16	Regular Council Meeting	SFRPC, Hollywood
<b>MAY</b>	Monday, May 20	Regular Council Meeting	TBD
	TBD (Mental Health Awareness Month)	SFRPC Conference Mental Health / Housing	TBD
<b>JUNE</b>	Monday, June 17	Regular Council Meeting, Audit Report Update	TBD
<b>JULY</b>	Monday, July 15	Regular Council Meeting Budget Amendments, Membership Fees	SFRPC, Hollywood
<b>AUGUST</b>	Monday, August 19		<b>Summer Recess - No Meeting Scheduled</b>
<b>SEPTEMBER</b>	Monday, September 16	Regular Council Meeting Executive Director / Legal Counsel Reviews / SFRPC Budget	SFRPC, Hollywood
<b>OCTOBER</b>	Friday, October 18	SFRPC/TCRPC	Joint Conference TBD
	Monday, October 21	Regular Council Meeting	SFRPC, Hollywood
<b>NOVEMBER</b>	Monday, November 18	Regular Council Meeting	SFRPC, Hollywood
<b>DECEMBER</b>	Monday, December 16		<b>Winter Recess - No Meeting Scheduled</b>



South Florida Regional Planning Council  
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## 2024 - Holidays/Religious

<b>Holiday</b>	<b>Month</b>	<b>Date Celebrated</b>
New Year's Day	January	1
MLK Day	January	15
President's Day	February	19
St. Patrick's Day	March	17
Ramadan	March - April	10 - 8
Good Friday	March	29
Easter Sunday	March	31
Passover	April	22 - 30
Memorial Day	May	27
Juneteenth	June	19
Independence Day	July	4
Labor Day	September	2
Rosh Hashanah	October	2 - 4
Yom Kippur	October	11 - 12
Columbus Day	October	14
Sukkot	October	16 - 23
Veteran's Day	November	11
Thanksgiving	November	28-29
Hanukkah	December - January	25 - 2
Christmas	December	25
Kwanzaa	December - January	26-1



# MEMORANDUM

AGENDA ITEM #IV.F

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DATE: NOVEMBER 13, 2023

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (CEDs) ANNUAL REPORT

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Since 1994 the SFRPC has served as the Economic Development District (EDD) for South Florida and as the Economic Development Administration's (EDA) regional point of contact. In this role, the SFRPC works closely with regional stakeholders and the EDA to identify, secure, and deploy funding and technical assistance programs in South Florida. As the EDD, the SFRPC is responsible for developing, maintaining, and updating South Florida's Comprehensive Economic Development Strategy (CEDs) every five years working in partnership with the region's leaders and community stakeholders. As a strategy-driven plan for regional economic development, the CEDs provides an analysis of economic trends, opportunities, and challenges and then provides regional goals, strategies, and metrics to promote and support long-term economic prosperity for South Florida and its residents. On October 17, 2022, the SFRPC adopted the 2022-2027 CEDs for South Florida.

The CEDs Strategy Committee, chaired by Chair Geller, consists of the region's top public, private, and nonprofit CEOs representing educational institutions, economic development organizations, chambers of commerce, employers, transit agencies, workforce training, local governments, resilience officers, and senior level staff among others. This report reflects their agreement on regional goals and key strategies to leverage regional assets and opportunities, diminish barriers, and create a vibrant and competitive economic environment that is diversified and resilient. The CEDs serves as a guiding document for economic development activities that regional leaders have agreed are important to advance.

After EDA has approved the initial CEDs, EDA-funded planning grantees are required to submit an annual report. The annual report documents the progress achieved on economic development activities regardless of the source of funding, and reports on changing economic conditions. The annual report should be a short document and readily accessible to the public and decision-makers to use to keep track of the CEDs and its implementation.

## Recommendation

Adopt the CEDs Annual Report.





## **2023 ANNUAL PROGRESS REPORT 2022 – 2027 South Florida Comprehensive Economic Development Strategy**

The [South Florida Regional Planning Council](#) (SFRPC) is the U.S. Department of Commerce Economic Development Administration’s designated [Economic Development District \(EDD\)](#) for South Florida. The Economic Development District service area comprises Monroe, Miami-Dade, and Broward counties where the Council helps lead a locally based, regionally driven economic development process. We work with local government, public, private, non-profit, and philanthropic partners to provide Information, technical assistance, and support and lead regional economic development efforts.

One of the functions of the Economic Development District is to prepare a five-year Comprehensive Economic Development Strategy (CEDS), which sets forth goals and strategies that support the economic development of the South Florida region. Each year, the Council prepares an Annual Progress Report to identify the most important changes in the South Florida economy and to assess the region’s progress toward CEDS goals.

This 2023 CEDS Annual Progress Report is the first update since the adoption of the 2022-2027 CEDS and contains the following updates for the period October 1, 2022, through September 30, 2023:

- Highlights of key changes to the regional economy, priorities, and adjustments of strategies of the CEDS
- Report on Economic Development Activities
- Evaluation of Progress on Action Plan and Goals
- Schedule of Next Year’s Goals

The CEDS Committee and SFRPC Board will review the report and consider approving the report, for transmittal to the Economic Development Administration. The approved report will be posted on the SFRPC website.



## Executive Summary

South Florida's economy continues to recover from the COVID-19 pandemic and generate lower unemployment rates and higher job creation rates than the statewide and United States national averages. While these are indicators of success, there are many challenges ahead to achieve full economic recovery. Some of those challenges are structural and affect the entire United States; the aging of the labor force and a dropping U.S. birth rate help to drive greater dependence on immigration, automation, and imports, while supply chain problems continue to plague global shipping.

U.S. and statewide labor force participation—the share of the working years aged population (17 to 54 years) who can work (unemployed and employed)—dropped during the pandemic, and only exceeded 2019 levels in 2022. While labor force participation continues to grow, the number of job openings has grown faster. Consequently, the Florida labor market became tighter—with fewer unemployed jobseekers for job openings than the national average. This means that employers must offer higher wages and benefits to attract workers. Rising wages are another indicator of economic growth even as many employers have struggled to fill open positions and those wages have not kept pace with inflation.

South Florida's counties have not equally recovered. After a population boom in 2020, Monroe has lost population while Broward, Miami-Dade, and the Treasure Coast Regional Planning Council's Palm Beach all regained some share of the population that left during the pandemic during 2021 and 2022. Even with current population estimates below 2020 Census counts, housing costs have grown and continue to push homeownership out of reach for many.<sup>1</sup> Moreover, transportation infrastructure investment has not also kept pace with the recovery. Travel delays in Miami grew by 59 percent over 2021, and the metropolitan area is ranked 9<sup>th</sup> in the world (and 4<sup>th</sup> in the United States) for driver delays in 2022, with 105 hours of delay per driver or costing about \$1,773 per driver.<sup>2</sup> Inequality continues to be a major problem throughout South Florida, as measured by the difference between annual mean and median household income.<sup>3</sup>

While Leisure and Hospitality and other sectors that were impacted most by the pandemic were the first to recover during 2021, South Florida's leading industry growth sectors (by percent growth) in 2022 were Information and Professional and Business Services. Retail, Leisure and Accommodation industries grew slowly, while Education and Health Services experienced less than one percent growth in the SFRPC Tri-County region, with Treasure Coast Regional Planning Council's Palm Beach pulling up the average for the Metropolitan Statistical Area, but still lagging most other industries.

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<sup>1</sup> REDFIN, [Housing Market: House Prices & Trends](#). Accessed Sept. 9, 2023. The Case-Shiller Home Price Index, a widely used price index for tracking housing costs indexed to January 2000, for Miami has increased by 65 percent since 2019. Source: S&P Dow Jones Indices, LLC, 2023.

<sup>2</sup> 2022 INRIX Traffic Scorecard Report. Kirkland, WA: INRIX North America. January 2023.

<sup>3</sup> [Florida County Map Shows Where The Income Gap Is Biggest \(forbes.com\)](#). January 1, 2023; Accessed October 3, 2023. Monroe was in second place in the state, Palm Beach of the Treasure Coast, was fourth place; Miami-Dade and Broward were eight and nine places, respectively.

All four counties gained jobs during 2021 and 2022 across most sectors, with Miami-Dade, and Palm Beach in the Treasure Coast, comprising the largest shares of employment gains in the major employment categories of Manufacturing, Education and Health Services, Retail, Information, Professional and Business Services, and Construction. Of all the metropolitan area counties, only Broward saw a small decline in the Information sector. In addition to South Florida's strengths in Tourism related industries, it is also important to note the presence of the National Defense industry, which directly or indirectly supports 130,000 jobs and generates \$12.3 billion in value to the regional economy; unlike Tourism related industries, the Defense industry is relatively involatile and provides a steady stream of business opportunities in the region.<sup>4</sup>

### **Highlights of Key Changes to The Regional Economy, Priorities, and Adjustments of Strategies to the CEDS**

The following figures and bullet-point explanations provide key highlights of updated data that SFRPC has researched, presented to regional stakeholders, and incorporated into the CEDS.

The South Florida region has recovered from most economic impacts of the pandemic, but not all sectors have recovered equally.

- Since peaking above 14% at the height of the pandemic, Florida's unemployment has dropped consistently and significantly into 2023. The South Florida Region saw small gains in unemployment in the beginning of 2023, but that growth has leveled off and is lower than the Florida and U.S. average.
- Significant increase in the Florida labor force participation rates since 2020, but rates still substantially lag pre-2020 rates. On the other hand, the South Florida Metropolitan Statistical Area (Miami-Dade-Ft. Lauderdale-West Palm Beach), has rebounded more than the rest of the state.
- The high cost of housing relative to wages and transportation delays are weighing South Florida's economy down, increasing costs to business owners and commuters.

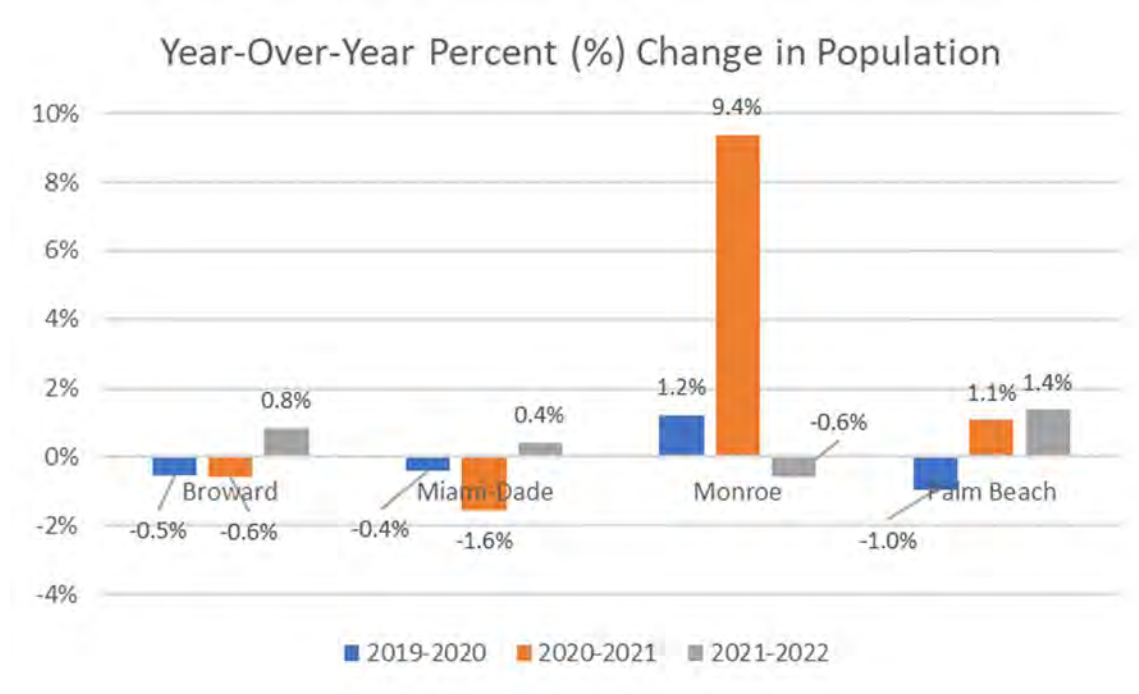
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<sup>4</sup> Source: [South Florida Defense Alliance](#), 2023.

### Percent Change in Population

- Figure 1 depicts the year-over-year change between 2019-2020, 2020-2021, and 2021-2022.
- Between 2020-2021, Monroe County’s population jumped 9.4 percent, and then declined by 0.6 percent between 2021 and 2022.
- Broward and Miami-Dade County experienced slight decreases in population 2019-2021 and started to regain population 2021-2022.
- Palm Beach lost population in 2019-2020 and then regained population in subsequent years.
- After a surge of working age residents in 2019-2020, Monroe County saw out-migration in 2021-2022.

Figure 1: Year-Over-Year Population Percent Change, 2019-2022



American Community Survey, US Census Bureau, 2023

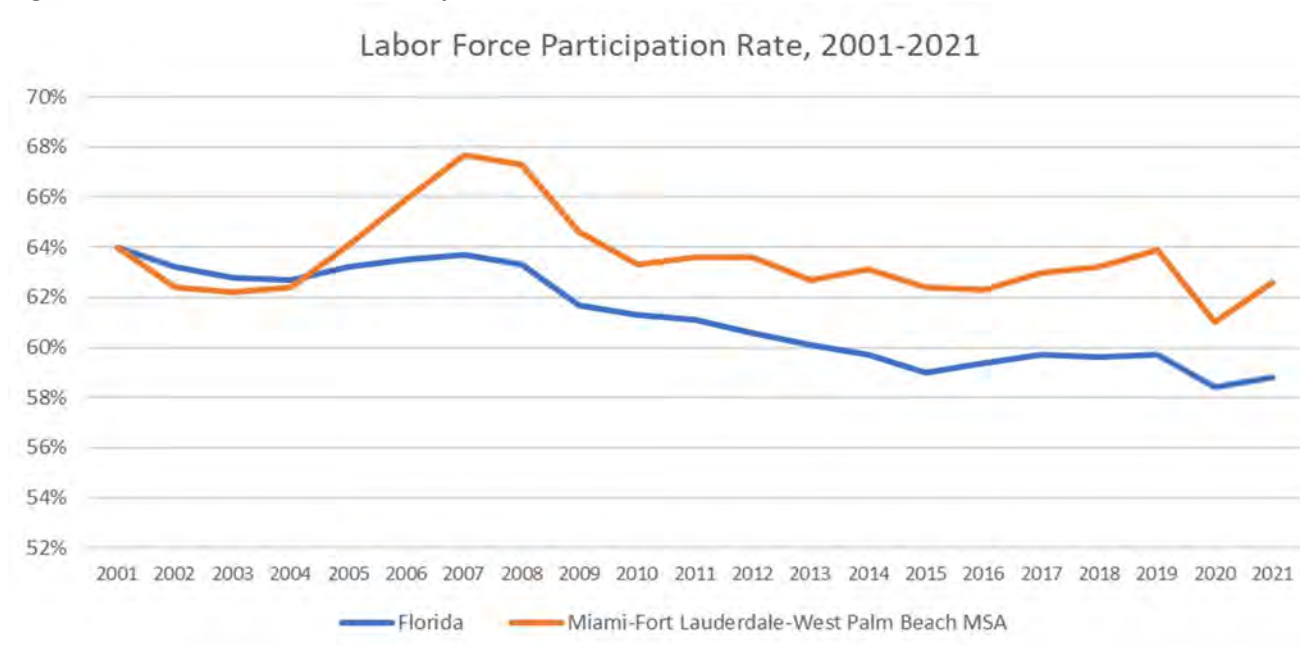
### Labor Force Changes

Unemployment is an important measure of economic change, however, there are other important demographic changes that put the recent gains in the job market in perspective such as the size and composition of the labor force; that portion of the working-age population that is working or seeking work. Since 2000, the US labor force participation rate has steadily dropped, with recessions in 2001, 2008-2010, and 2020 accelerating the drop-out rate, especially among seniors.<sup>5</sup>

### Labor Force Percent Change, 2001-2021

- Consistent with the U.S. pattern of falling labor participation during and after a recession, the MSA labor participation rates fell through the pandemic, as older workers retired early and many low-skilled jobs such as in Retail, Food, and accommodation were eliminated. Those workers either sought retraining, moved away, or adjusted to await a change in the economy.
- Both Miami-Dade and Broward counties have fewer working age people in their respective populations. Monroe and Palm Beach labor forces have grown over 2019.

**Figure 2: Annual Labor Force Participation Rate 2001-2021**



US Bureau of Labor Statistics, [Civilian labor force participation rate](#), REMI PI+ regional estimates. Accessed October 2, 2023

<sup>5</sup> US Department of Labor, Bureau of Labor Statistics.

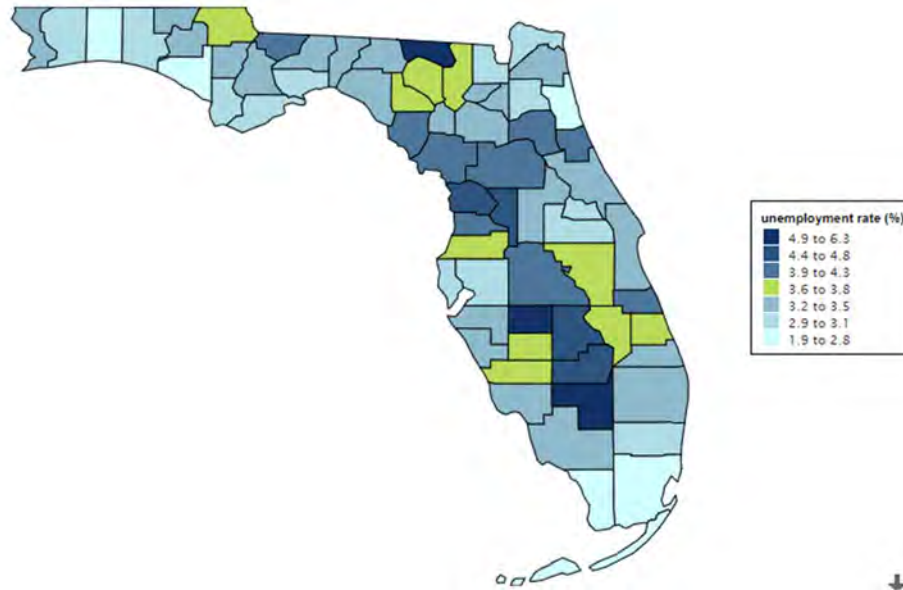
## Unemployment

Unemployment is a widely used metric for measuring economic trends. Figure 3 depicts the unemployment rate in the United States, Florida, and the South Florida Region (Broward, Miami-Dade, Monroe) from 2022 to mid-2023.

### Unemployment Rates by County

- Coastal Florida counties have generally lower unemployment than interior counties and South Florida counties are among the lowest unemployed rates in the State with 3.1% in Broward, 1.9% in Miami-Dade, 2.0% in Monroe, 3.1% in Palm Beach County, while the statewide rate is 2.7 as August 2023.\*<sup>6</sup> For comparison purposes, Hillsborough County's unemployment rate is 3.1, Orange County's unemployment rate is 3.0, while Duval County and Pinellas County's unemployment rates are 3.4 percent and 3.0 percent, respectively.

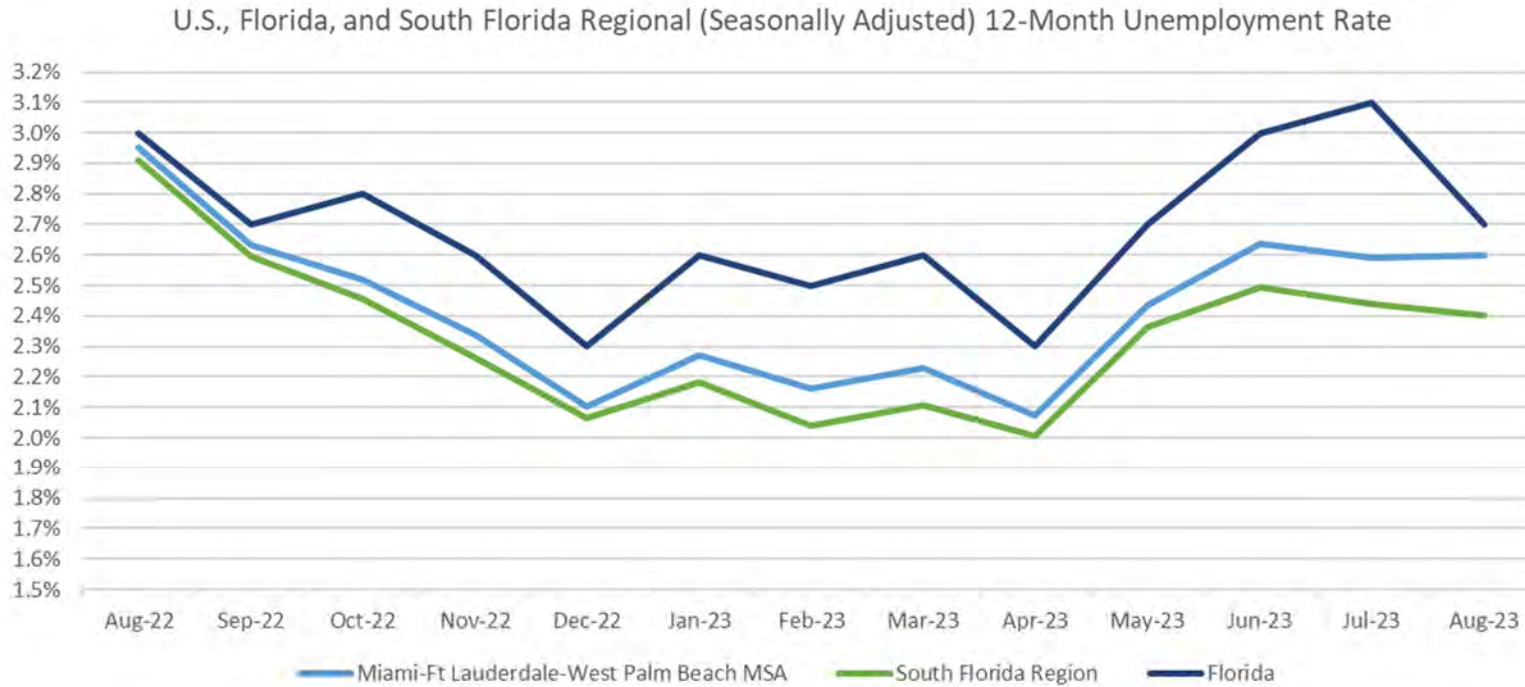
**Figure 3: Unemployment Rate by County, State of Florida, August 2023. (Not seasonally adjusted)**



Source: [Local Area Unemployment Statistics Map \(bls.gov\)](https://www.bls.gov). September 2023.

<sup>6</sup> Palm Beach County is not part of the South Florida Economic Development District service area. However, Palm Beach County is in the Miami-Ft. Lauderdale-West Palm Beach Metropolitan Statistical Area (MSA), which is determined by social and economic factors, making the inclusion of economic trends in Palm Beach County important to the South Florida Region.

**Figure 4: U.S. and Florida Unemployment Rates**



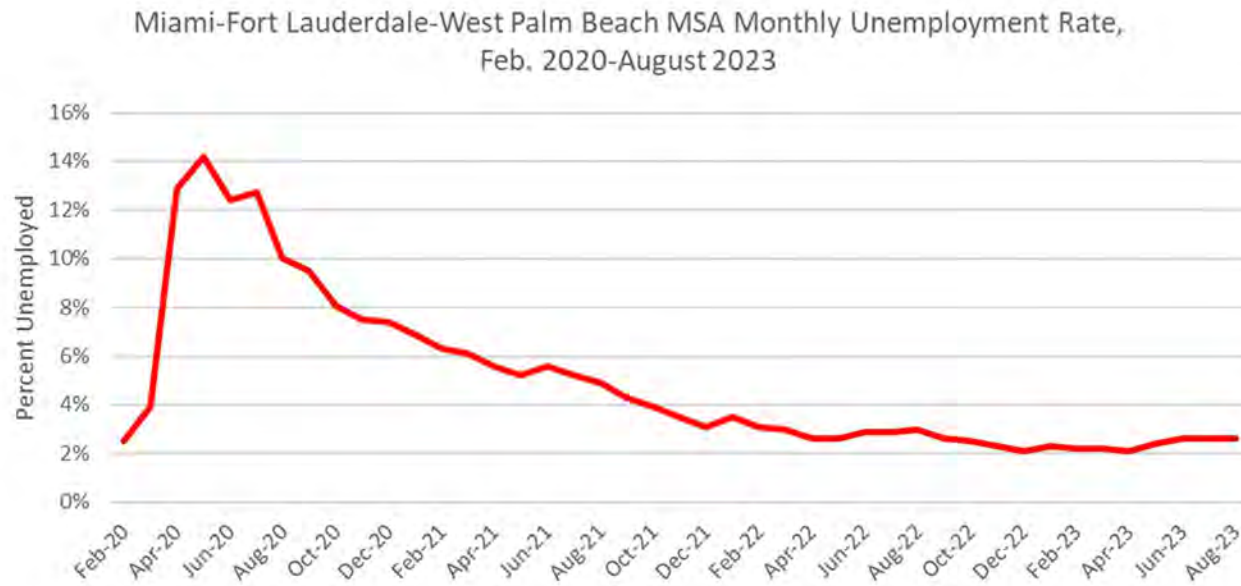
Source: U.S. Bureau of Labor Statistics, [data.bls.gov/timeseries](https://data.bls.gov/timeseries), and FloridaCommerce, Office of Economic & Demographic Research

Unemployment in the South Florida Region has consistently fluctuated at lower rates than the Florida and the U.S. average, ending the update period on September 30, 2023, at a lower rate (2.5%) than in August 2022 (2.9%).

#### Unemployment Rate Percent Change from 2020

- Figure 5 compares the difference in monthly unemployment since January 2020 for the four county Miami-West Palm Beach Metropolitan Statistical Area (Broward, Miami-Dade, Monroe, and Palm Beach counties).
- The MSA Monthly unemployment rate has returned to pre-pandemic levels.

**Figure 5: Unemployment Rate Percent Change from 2019 Baseline**



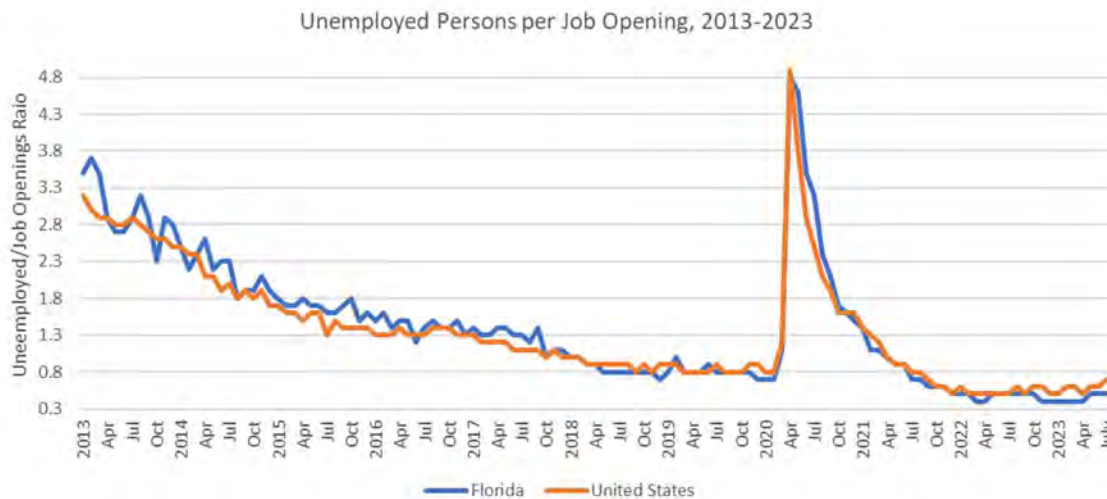
Source: U.S. Bureau of Labor Statistics, Unemployment Rate in Miami-Fort Lauderdale-West Palm Beach, FL (MSA), Federal Reserve Bank of St. Louis; <https://fred.stlouisfed.org/series/MIAM112URN>, October 12, 2023.

### Job Openings per Unemployed Worker

Another measure of economic progress is the ratio of unemployed persons per job opening. A ratio higher than 1.0 indicates that there are more unemployed people per job, while a ratio less than 1.0 means that there are more jobs per unemployed person.

- After peaking in 2020, the ratio for the United States and Florida has fallen to below pre-pandemic levels.
- Over the past year, there were many job openings and many unemployed people not taking those jobs. This trend has continued over the past year, indicating that there is a tight labor market.
- Drivers of the tight labor market included a wave of retirements among older workers and skills gaps.

**Figure 6: Job Openings and Labor Turnover Survey (JOLTS): Unemployed persons per job opening ratio.**



Source: Bureau of Labor Statistics, [Job Openings Labor Turnover Survey](#), 2023.

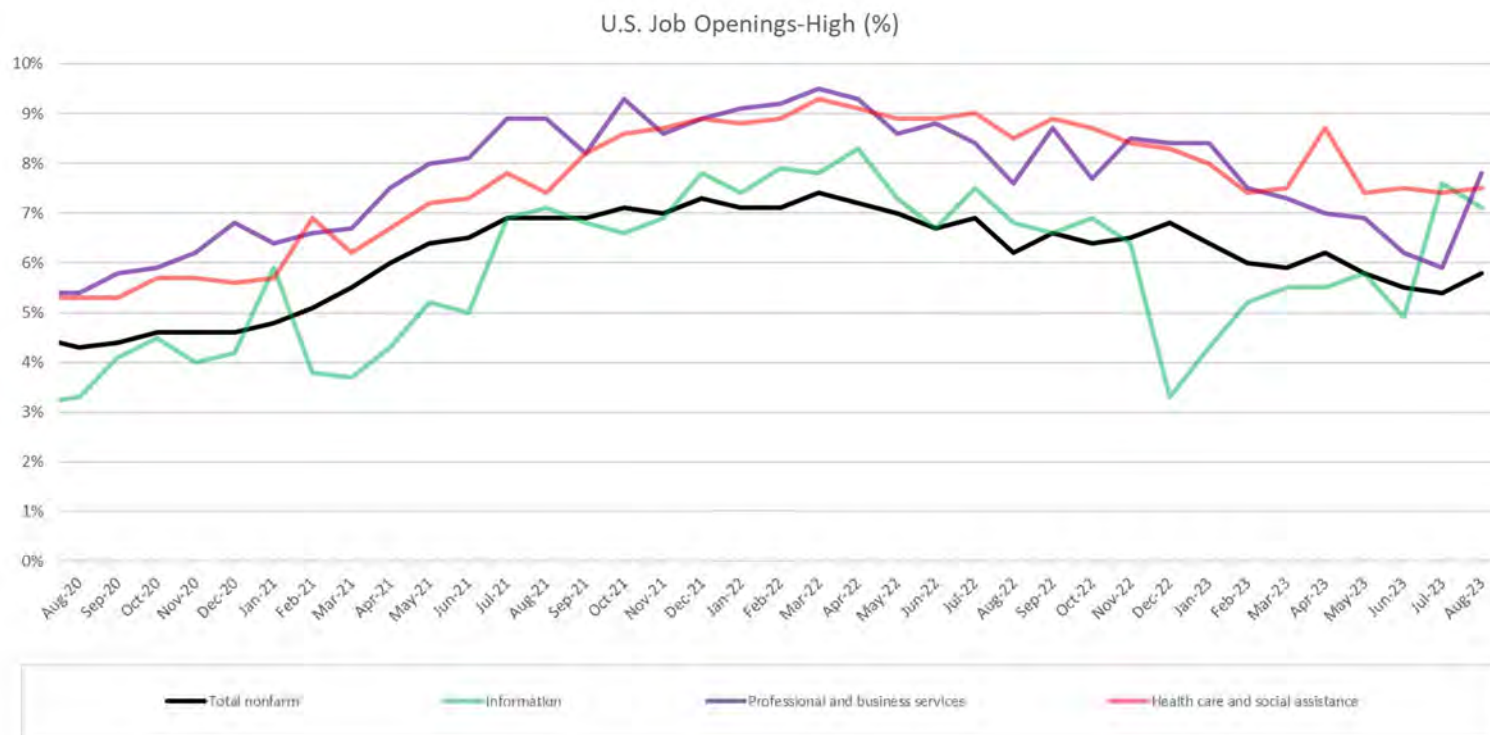


### U.S Job Openings (%)

Job Openings are a key statistic for understanding which industry sectors are changing the most. As base employment numbers vary by industry, a percentage (%) change graph is useful in understanding the relative change in the mix of industry employment. In the following three graphs (Figures 7-9), job openings by industry sector are divided into three groups; a high job openings group, identifying industries that outperformed total job openings across all sectors; a medium job opening group, in which industries about average for all job openings; and a low job opening group, in which the industries which underperform job opening averages are identified.

- High Job openings are those jobs that have outperformed total job nonfarm job openings since February 2021.
- Job Openings in the Information, Professional and Business Services, and Health and Social Assistance sectors are leading sectors.

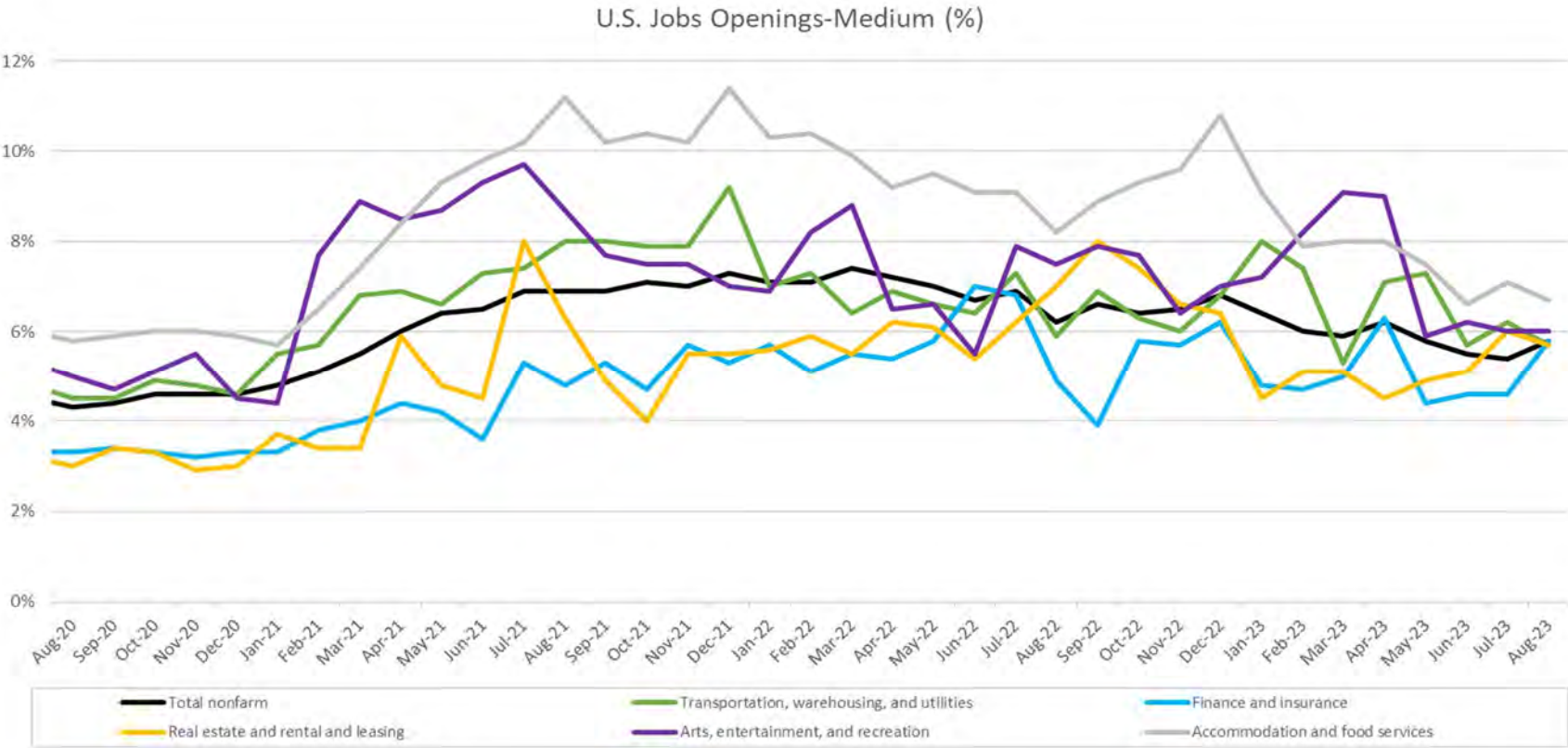
**Figure 7: 2020-2023 U.S. Job Openings (High- Information, Professional Business Services, and Education and Health Services)**



Source: Bureau of Labor Statistics, [Job Openings Labor Turnover Survey](#), 2023.

- As the economy recovered from the Pandemic, job openings in Financial Services, Real Estate, Transportation, Arts and Entertainment, and Accommodation and Food Services grew at a moderate pace, but all three sectors have slowed job openings to pre-pandemic levels, in line with 10-year averages for total job openings.
- Gains in some sub-sectors, however, have been slower, such as in Financial Services, while jobs in Accommodation and Food Services have grown slightly faster than average.

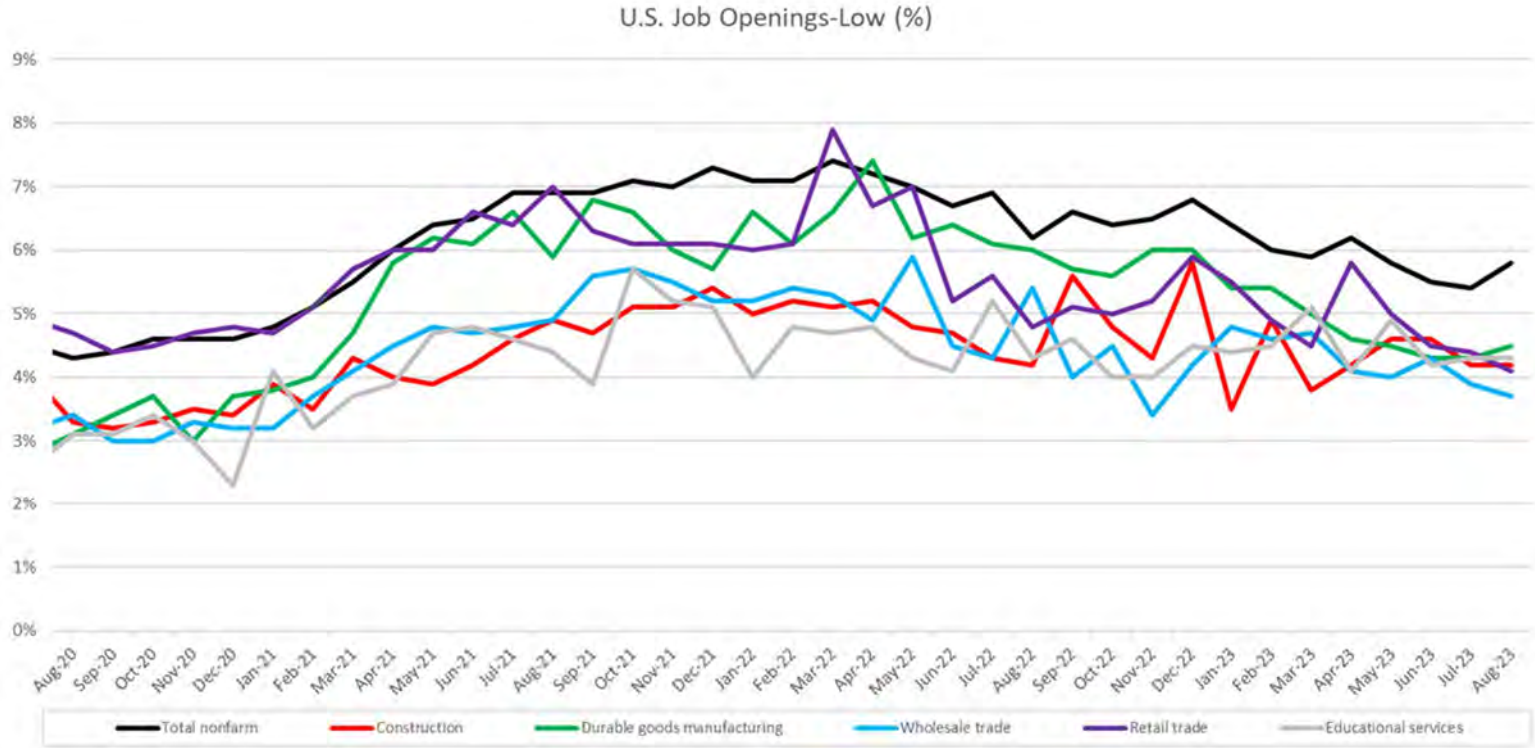
**Figure 8: 2020-2023 U.S Job Openings (Moderate – Financial Services, Real Estate, Transportation, Arts and Entertainment, Accommodation and Food Services)**



Source: Bureau of Labor Statistics, [Job Openings Labor Turnover Survey](#), 2023.

- The industries with the lowest percentage of job openings are Construction, Wholesale, Retail, Educational Services, and Manufacturing (Figure 9).
- Notably, Manufacturing job openings trebled between February 2020 and March 2022, and while growth has cooled, job openings have continued at about 4% to 5% since the beginning of 2023.

**Figure 9: 2020-2023 U.S. Job Openings (Low – Construction, Trade, Educational Services, and Durable Goods Manufacturing)**

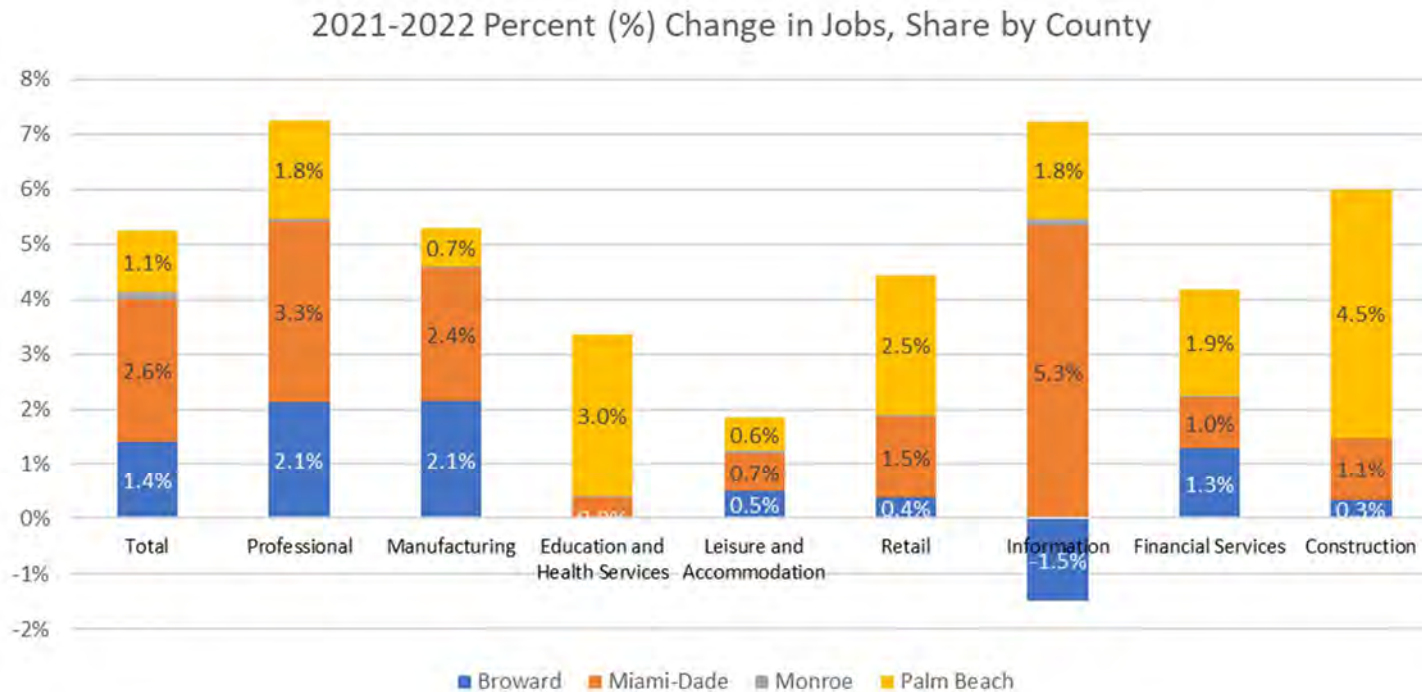


Source: Bureau of Labor Statistics, [Job Openings Labor Turnover Survey](#), 2023.

South Florida MSA Employment Gains by Industry – 2021-2022

- With just over 5 percent gain in jobs (Total column in Figure 10), South Florida’s employment profile is experiencing an uneven recovery from the pandemic. Consistent with national trends, Information is a leading growth sector as well as the very broad super-sector of Professional and Business Services.
- Across most sectors, Miami-Dade and Palm Beach saw the greatest gains in job-growth, while Broward notably lost jobs (-1.5%) in the Information sector compared to 2021.
- Leisure and Accommodation related industries (Food, Accommodation, and Leisure Services) saw slower than average growth in this period, as did Education and Health Services, and Financial Services.

**Figure 10: Miami-Dade-Fort Lauderdale-West Palm Beach MSA Percent Change in Jobs, by County, 2021-2022**

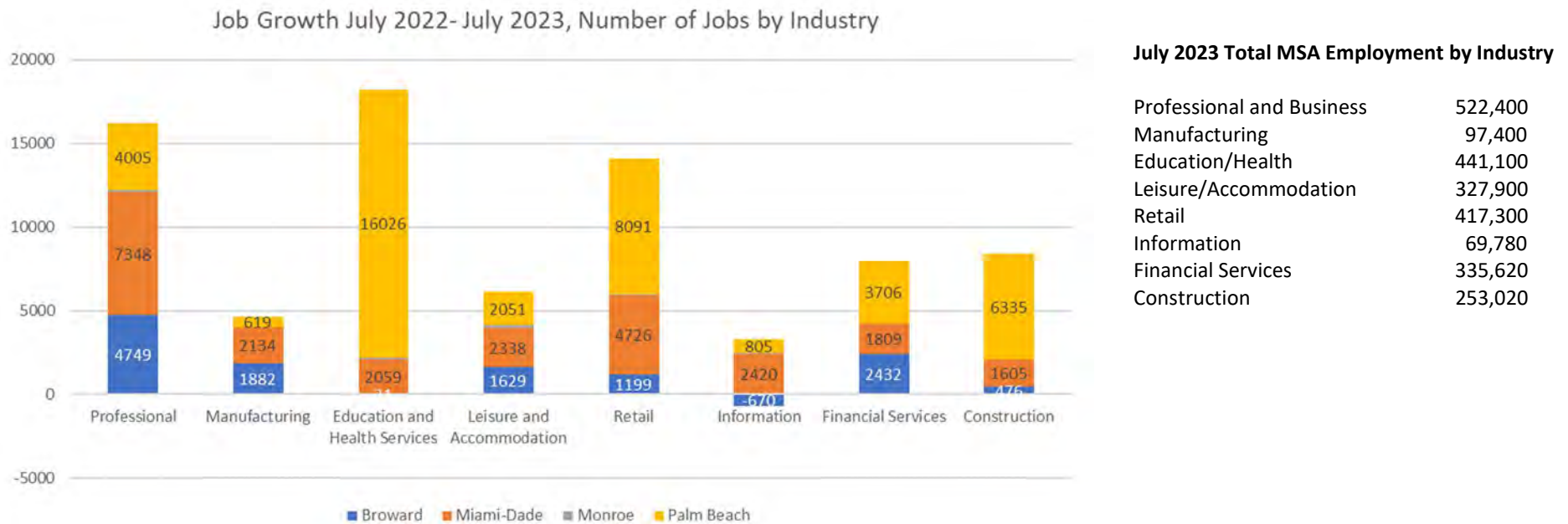


Source: [Miami, FL, Area Economic Summary \(bls.gov\)](https://www.bls.gov/miami-fl-area-economic-summary)

Change in MSA Employment July 2022 to July 2023

- Employment growth in absolute numbers has grown the most in Retail across all four counties in the MSA.
- While the fastest growing sector in absolute terms was Education and Health Services, Palm Beach County in the Treasure Coast region accounted for most jobs (16,026) created in that sector.
- Both Financial Services and Construction gained jobs, with most construction jobs occurring in Palm Beach.

**Figure 11: Change in Employment by Industry July 2022-2023 - Miami-Dade-Fort Lauderdale-West Palm Beach MSA**

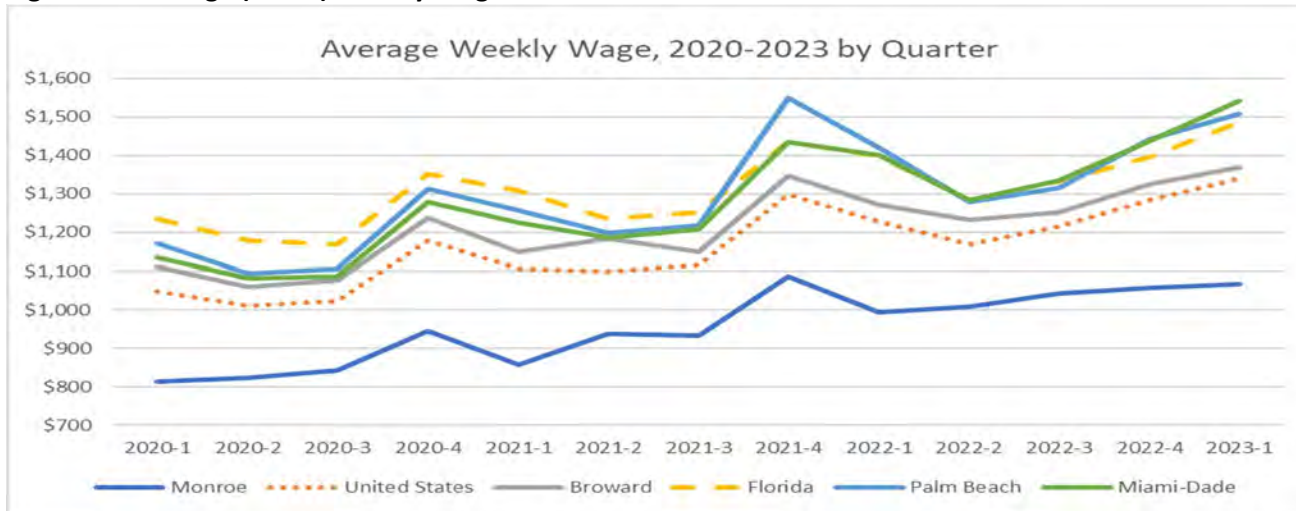


Source: [Miami, FL, Area Economic Summary \(bls.gov\)](https://www.bls.gov/miami-fl-area-economic-summary)

### Average Weekly Wages

- Monroe County, the County most dependent on Tourism related industries, has the lowest average wages. During the pandemic-related business shutdowns, particularly Q2 and Q4 2020, average wages in Monroe County increased because low wage jobs were eliminated, leaving higher wage jobs intact.
- Average wages in the other three counties are similar to the rest of Florida and the United States and track with variations in weekly trends.

**Figure 12: Average (Mean) Weekly Wages**



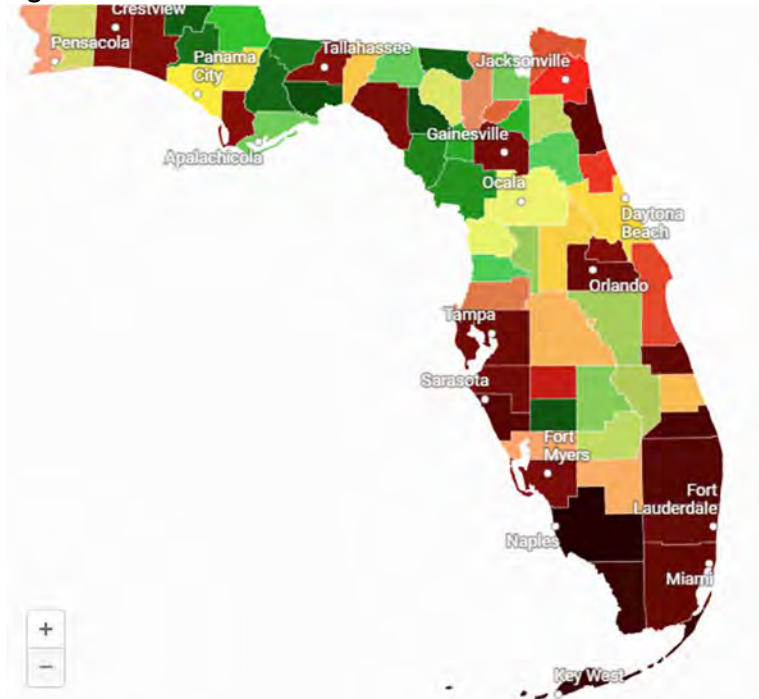
Source: [U.S. Bureau of Labor Statistics- State and County Wages, Employment, Hours, and Earnings - National](https://www.bls.gov/news.release/states.htm)



## Income Inequality

However, while mean wages have climbed in recent years, income inequality continues to plague South Florida. Figure 13 depicts the spread between the mean household income and the median (middle) household income level. The difference between the two is a broad measure of how extremely high wages distort the wages usually earned by the majority of households.

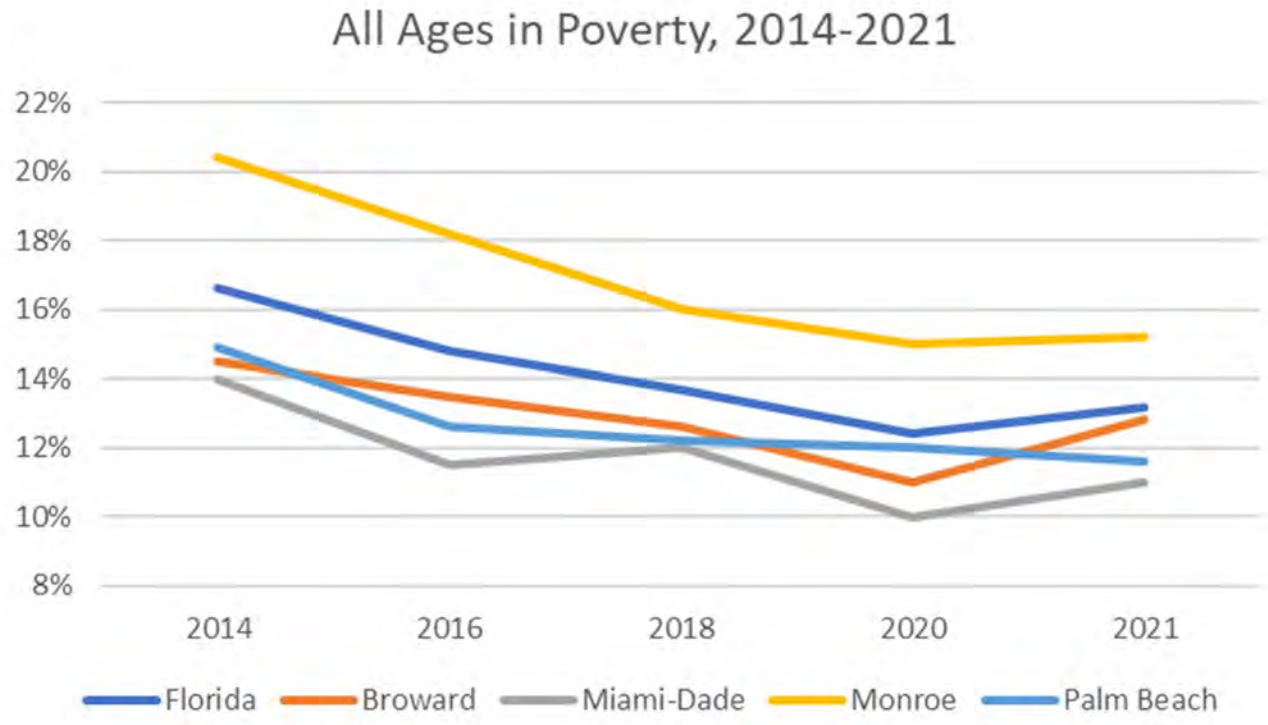
**Figure 13: 2021 Income Differential between Median and Mean Household Income (Darker shading is greater inequality)**



Monroe was in second place in the state (\$41,375 gap), Palm Beach, of the Treasure Coast, was fourth place (\$38,421); Miami-Dade and Broward were eighth (\$28,1829) and ninth places (\$28,051), respectively, in 2021.

Source: [Florida County Map Shows Where The Income Gap Is Biggest \(forbes.com\)](#), American Community Survey Table S1901 (Income in the Past 12 Months) and Table S1701 (Poverty Status in the Past 12 months)

Figure 14: All Ages in Poverty, 2014-2021 by Percentage (%)



Source: US Census Bureau, [Small Area Income and Poverty Estimates](#), 2023.



## **Evaluation of Progress on Action Plan and Goals – October 1, 2022, through September 30, 2023**

South Florida's economy and its many economic development stakeholders made progress in meeting the Goals of the South Florida CEDS. Progress toward the region's economic goals is summarized below.

### **Priority Goal 1: Cultivate a competitive economy and foster economic mobility.**

- Objective 1.1. Maintain a Competitive Edge.
- Objective 1.2. Boost Entrepreneurial Development
- Objective 1.3. Invest in Workforce Development

### **Priority Goal 2: Create vibrant and connected places to increase the overall quality of life.**

- Objective 2.1. Promote transit planning, implementation, and utilization to move people throughout the region; 2.2. Mobility and Access

### **Priority Goal 3: Design, Construct, and Maintain resilient infrastructure to support sustainable business and population growth.**

- Objective 3.1. Water/Wastewater/ Stormwater/Solid Waste.
- Objective 3.2. Housing.
- Objective 3.3. Sustainable Land Development Patterns.
- Objective 3.4 Proactively Plan for Natural Disasters / Economic Shocks

### **Priority Goal 4: Promote Regional Collaboration of Intergovernmental, Public-Private, Interagency, And Non-Profits to Address South Florida's Economic Challenges**

- Objective 4.1. Strengthen partnerships with existing regional organizations and explore opportunities for joint projects.



## Progress Report

### **Priority Goal 1: Cultivate a competitive economy and foster economic mobility.**

1.1. Maintain a Competitive Edge; 1.2. Boost Entrepreneurial Development; 1.3. Invest in Workforce Development

### **Progress Evaluation Activities**

#### The Nova Southeastern University (NSU) and NSU Levan Center Programs:

- Founder's Journey programs created 131 jobs, fundraised \$3,950,580, generated \$2,727,700 in revenues for 89 founders and 77 startups.
- The NSU Levan Center Country Desk, integral to the global affairs initiative, has partnered with innovative nations like the Kingdom of the Netherlands, Dominican Republic, and Cayman Islands, attracting international entrepreneurs and innovation ecosystems to South Florida through the Levan Center of Innovation to stimulate business growth, requiring more funding for model development.
- NSU Levan Center's LEVEL5: SPACE DOCK ideated 5 founders, 5 startups; incubated 5 founders, 5 startups and accelerated 2 founders, 2 startups.
- The NSU Levan Center in collaboration with Dell Technologies launched the Artificial Intelligence (AI) Digital Cities Lab, a first of its kind in the Southeast region in applying AI and data driven tech to urban planning, development, and management of smart cities.
- NSU Truist Cybersecurity Training Programs are underway for their threats within & NIST, 1 cohort of 15 participants, and the Cloud Technology Internship of 1 cohort of 14 participants.
- NSU Levan Center submitted a grant application for their Emerging Tech Talent Training (ET3) program which will provide training within the three areas of cybersecurity, AI/machine learning, and spatial computing.
- NSU Marilyn Segal Early Childhood Studies Center, a PK-12 school part of NSU, runs programs to educate 18 month-4-year-olds and their families. Children are prepared for matriculation to kindergarten programs and parents are educated on best practices in raising children, and nutrition, occupational therapy, psychological support are also supplied through NSU and other sources.
- Graduates of the NSU Huizenga Business Innovation Academy were provided \$20,000 of business start-up funding. 17 businesses were funded and are operating.
- NSU Business Fellowship program provides high school students the opportunity to work with NSU undergraduate students, graduate students, and professors in each of the majors within the College of Business to experience all aspects of business including management, marketing, finance, accounting, real estate, sports management, and entrepreneurship.

- Students at the Junior Achievement Fellows at NSU University School gain real-world business experience by working in groups of 20-25, conceptualizing, capitalizing, and managing their own small businesses. The program concludes with companies competing in the Spark Tank Finale. They then have a chance to be invited to the National Student Leadership Summit in Washington, D.C. each June.
- NSU University School Lower School 4th Grade students research the history of an existing company and work in small groups to problem-solve and come up with an original idea related to product development gaining an understanding of the role of the economy in society and much more.
- NSU has established relationships with local industries to identify their specific workforce needs and tailor offerings to align with the skills and education needed for high-demand jobs in South Florida. These partnerships have led to 75% of the May 2022 undergraduate students, who secured employment, deciding to do so in South Florida.
- Nationwide, NSU ranks 1st in first-professional/doctoral degrees awarded to all minority students and to Hispanic students, and 5th in graduate degrees awarded to Black/African American students. NSU is also ranked 9th for the largest number of master's and doctoral degrees to minority students.

#### CareerSource Broward

- The CareerSource Broward (CSBD) Occupational Skills Training – WIOA (Adults and Dislocated Workers) Program has provided nearly 2,500 services to nearly 700 customers. They provided nearly \$3.5 million to 456 of the participants to attend their career training programs, out of which 413 earned a credential. This led to 216 participants getting employed at an average hourly wage of \$25.26, while pathing the way for the others toward successful careers.
- The CSBD Youth Programs – In-School and Out-of-School – provided 352 in-school and out-of-school youth with 2,124 services, of which 180 went into job training, while approximately 240 had a measurable skills gain. This led to 126 of the youth to unsubsidized employment, earning an average hourly wage of \$13.19.
- The CSBD Summer Youth Employment Program (SYEP) placed over 1,000 youth into paid work experience at over 100 worksites in Broward County at a wage of \$14 per hour.
- The CSBD On-the-Job Training (OJT) provided 25 individuals with an OJT with 10 local employers.
- The Broward County Film Commission issued permits with over \$100 million in local economic impact, creating over 10,000 jobs for cast and crew members.
- The CSBD Paid Internship Program provided 14 individuals with a paid internship with 12 local employers.
- CSBD's Incumbent Work Training (IWT) Program funded \$78,406 in IWT for three local employers involving 102 of their workers.
- CSBD assisted with the development of one new apprenticeship program in the healthcare industry for Broward County and funded the wages for the work-based component for 17 apprentices in the construction and trade industries in the amount of \$253,915.

- CSBD Received Florida Commerce funding for the disaster flooding that occurred in April 2023 and contacted 31 city managers and nearly 25 local non-profits, along with Broward County government, to assess their emergency needs. Currently CSBD is placing unemployed individuals in 15 positions at two non-profit organizations to assist with disaster recovery.

#### OIC South Florida

- The OIC South Florida Training & Education Division continues to deliver multiple opportunities and methods of career technical training with a participation retention rate of 86% and job placement at 76%.
- Banyan - Treatment, Recovery, and Workforce Support Project had an enrollment of 63 participants where 29 earned an industry recognized credential and 13 were hired.
- The Workforce Development and Vocational Training Project trained three cohorts of 28 students out of which 24 earned an industry-recognized credential and 10 were placed in jobs.
- U.S. Department of Labor Pathway Home (LEAP – Linking to Employment Activities Pre-Release) Project enrolled 63 participants out of which 45 earned an industry-recognized credential and 20 were placed in jobs.
- U.S. EDA Good Jobs Challenge (Miami Tech Works) Project enrollment began in September of 2023 with 12 participants enrolled in the program.
- The Pathways Out of Poverty Project enrolled 249 participants out of which 146 earned an industry-recognized credential and 136 were placed in jobs.
- The Women’s Workforce Development Project (WWEP) enrolled 59 participants out of which 20 earned an industry-recognized credential and 15 were placed in jobs.
- U.S. Department of Labor Workforce Pathways for Youth (STEM Linx) Project: 160 youth were served in STEM Explore, STEM Ready, STEM Works, and STEM Connects activities.
- Youth Internship Program: 53 low-income youth attended the 2-week Leadership Academy and the 6-week paid Summer Internship Program, earning approximately \$90,000.

#### Other

- The Clean Cities Coalition together with West Virginia University and Sheridan Technical School was awarded a grant from the U.S. Department of Energy to establish a workforce development program for electric vehicle technicians scheduled to start January of 2024.
- Launched in 2018, Broward UP (Unlimited Potential) service model of free educational opportunities had 90 participants enrolled out of which 56 earned an industry recognized credential and 5 were placed in jobs.

- Prosperity Broward, an initiative of the Greater Fort Lauderdale Alliance Foundation, is fostering collaboration among various stakeholders to leverage the county's thriving economy for the benefit of individuals in six high-unemployment zip codes, with their initial pilot program in Lauderdale Lakes aiming to implement policy changes and recommendations for economic mobility.
- The Keys Connect Workforce program of the College of the Florida Keys is underway into forming partnerships to connect the Keys businesses to much needed workforce from the South Florida mainland.

**Priority Goal 2: Create vibrant and connected places to increase the overall quality of life.**

2.1. Promote transit planning, implementation, and utilization to move people throughout the region; 2.2. Mobility and Access

**Progress Evaluation Activities**

- The SFRPC and the Miami-Dade Transportation Planning Organization (TPO) partnered to study the nexus between affordable housing and transit hubs. The study will provide several benefits, including a more comprehensive approach to planning for transportation and affordable housing and improved coordination between transportation and affordable housing agencies.
- Staff has created, and is continually updating, a database of resilience efforts internally within FDOT D6 and externally, with other districts, central office, local governments, state and federal agencies, and community partners.
- To date there have been 319 completed surtaxed funded projects through the Mobility Advancement Program of Broward.  
<https://experience.arcgis.com/experience/20fc2618ab2a41e5b40fa8f2d15f3bbc>
- The Brightline train service between Miami, Fort Lauderdale, and West Palm Beach has now expanded to Orlando. To date the train service has had a \$6.4 Billion direct economic impact to Florida's economy, committed to creating and sustaining over 2,000 jobs in South Florida, and every day 72K Metric Tons of CO2 emissions are removed from the communities they serve.  
<https://www.gobrightline.com/social-impact>
- Smart Cities Artificial Intelligence (AI) Labs – Levan Center NSU see output under goal 1 progress report.
- Miami-Dade TPO Strategic Miami Area Rapid Transit (SMART) Program: 37 SMART demonstration projects awarded; 25% increase in on-demand services including shuttles and 75% increase in fixed route services; 6.25 million total ridership since program inception in 2028.
- Miami-Dade TPO launched the SMART Street Transportation Enhancements Program (STEP) to facilitate interagency coordination, innovation, and accelerated implementation of pedestrian and bicycle improvement projects that increase connectivity and enhance safety. Six projects have been completed to date with more ongoing ones in the pipeline.
- The Miami-Dade TPO Governing Board adopted Resolution #24-2022 authorizing the assessment of Urban Air Mobility (UAM) technology and policy framework requirements for the eventual integration of UAM into the County's transportation network.
- The Underline phase 1 construction is completed with Phase 2, a 2.14-mile segment currently under construction from Coral.
- Way (SW 13th Street) to SW 19th Avenue that will provide direct connections to the Vizcaya Metrorail Station, as well as three amenity areas. Phase 3 is anticipated to be completed in 2026.

- The Central West Basin Linear Park in Miami, a formerly underused area, was revitalized as a safe and beautiful linear park with a shared use path, where residents can enjoy walking, running, or cycling. The park was developed by Miami-Dade County in collaboration with FPL and Miami-Dade Expressway Authority (MDX).<sup>7</sup> (For further information, see:
- Broward MPO safety project completed the 2016 Transportation Investment Generating Economic Recovery (TIGER) Grant; an investment of over \$20 million in safety, mobility, and connectivity improvements in five Broward cities.
- The Broward MPO, in partnership with Broward County, was awarded a \$5 million Safe Streets and Roads for All (SS4A) Discretionary Cycle 1 Grant for a Safety Action Plan in 2022. This award was made possible by leveraging a local match of \$1.25 million from Broward County and the grant will identify low-cost, high-impact projects that move the needle toward Vision Zero.
- NSU currently has two dozen EV charging stations on campus as part of their support of infrastructure to accelerate electric, connected, and autonomous vehicles adoption.

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<sup>7</sup> Miami-Dade Transportation Planning Organization. <https://www.miamidadetpo.org/library/reports/2022-annual-report.pdf>

**Priority Goal 3: Design, Construct, and Maintain resilient infrastructure to support sustainable business and population growth.**

3.1. Water/Wastewater/ Stormwater/Solid Waste; 3.2. Housing; 3.3. Sustainable Land Development Patterns; 3.4. Proactively Plan for Natural Disasters / Economic Shocks

**Progress Evaluation Activities**

- Council staff provided a workplan to complete a vulnerability assessment and to provide peril of flood policy recommendations for the City of Dania Beach, which received funding from the Resilient Florida Grant Program of the Florida Department of Environmental Protection.
- Council staff continues to review and assess various public marina and coastline resilience projects throughout Broward, Miami-Dade, and Monroe counties. The SFRPC along with the TCRPC and Miami Waterkeepers previously developed goals and objectives for the Coalition to support local municipalities and their resilience issues.
- The Environmental Protection Agency (EPA) awarded the South Florida Regional Planning Council a \$500,000 EPA Community-Wide Assessment grant to assist the City of Homestead CRA to assess three priority sites encompassing 10+ acres located within a Florida Designated Brownfield area.
- The Council completed planning updates for the Region 10 Hazardous Materials Emergency Response Plan.
- The Council completed a 160-hour Hazmat Tech Course & Exercise in Broward.
- In coordination with the Southeast Florida Clean Cities Coalition, the Council hosted an electric and propane school bus first responder training at the City of Hollywood Fire Rescue Training Facility where 60 attendees participated.
- The SFRPC Military Installation Resilience Review (MIRR) is identifying the risks, hazards, and vulnerabilities of concern that are related to an installation's ability to carry out its missions and that could be mitigated through solutions in the community. The final report was delivered in September 2023.
- Worked with County and local level professional staff and elected officials to facilitate policy development in support of regional transit and clean energy initiatives.
- Initiated coordination with the Region 10's tri-county Emergency Management directors to update the Hazardous Materials Emergency Response Plan.
- To date, the SFRPC, through its Revolving Loan Fund (RLF) program has provided financing to construct 23 single-family homes at market-favorable price points: 18 in Broward, 4 in Miami-Dade and, reaching into Treasure Coast, 1 in Palm Beach County.
- CARES ACT RLF has provided financial and technical support on a cumulative basis to 34 impacted essential businesses with related loans totaling \$7,170,000.
- Council staff continues to promote the financing program to likely applicants or organizations that may connect enterprises to the SFRPC RLF.



- The College of the Florida Keys has received approval from the State of Florida for the construction of their residential complex that will include 240 student beds and 25 units of employee housing. The College is currently working to secure funding for the project.
- The Broward County Human Services Department distributed more than \$53 million to approximately 5,000 Broward households on the brink of eviction, keeping families off the streets.
- The Broward County Commission budgeted and awarded almost \$60 million to the affordable housing trust fund to spearhead new efforts for new affordable housing units.
- NSU's Facilities Management department completed the transfer of cooling tower water conversion from potable to reclaimed water in the main chiller plant which saved 29 million gallons of potable water that is lost annually to evaporation or discharge.
- NSU worked with the Town of Davie to expand and modernize the water service lines along University Drive. The project reduced potable water loss and enhanced service quality to the adjacent neighborhood.
- NSU developed a policy for recycling and donation of used furniture and established a re-upholstery program to refresh outdated furniture in good structural condition to avoid sending it to the landfill.

#### South Florida Water Management District (SFWMD)

- Funded Priority Water Control Structure S-29 Coastal Structure and C-9 Basin Resiliency ongoing project.
- Initiated construction hardening of S-2, S-3, S-4, S-7, S-8 Engine Control Panels.
- Continue working on Phase I of the C&SF self-preservation mode project fully funded by FDEP Resilient Florida + Match for \$6.3M.
- Continue to ensure significant infrastructure investments for Everglades Restoration Projects, as restoring natural systems increase the resilience and protection of both built and natural environments.
- Launched the [South Florida Resiliency Coordination Forum](#) to promote collaboration between the South Florida Water Management District, local, state, federal and tribal partners on water management initiatives related to resiliency; and engage partners on assessing the impacts of changing climate conditions and water management implications.
- Securing around \$170M in State and Federal funding recommendation for 5+ large C&SF water management infrastructure projects with the goal of reducing the risks of flooding, sea level rise, and other climate impacts on water resources and increasing community and ecosystem resiliency in South Florida.

**Priority Goal 4: Promote Regional Collaboration of Intergovernmental, Public-Private, Interagency, And Non-Profits to Address South Florida’s Economic Challenges**

4.1. Strengthen partnerships with existing regional organizations and explore opportunities for joint projects.

**Progress Evaluation Activities**

- EDD staff supported an EDA grant application from the City of Opa-Locka and prepared an economic impact analysis for a regional private sector partner. The primary South Florida EDD CEDS-related economic development activity was preparing for and initiating the CEDS update and outreach strategic plan development. Staff evaluated the goals of the CEDS and aligned the objectives with strategies to improve the region’s economic resilience and ability to respond to future pandemic-related economic shocks. These strategies will be reviewed by the CEDS Committee, and projects to implement the strategies will be identified by the CEDS Committee in the next year.
- Convened approximately one hundred stakeholders representing the region's Economic Development Organizations, municipalities, universities, and business leaders to develop an economic development proposal focused on the EDA Tech Hubs program. The submitted applications for climate tech and medical tech highlighted the region's assets and resources, including its strong research and development community, its diverse workforce, and its strategic location.
- The Council, in partnership with the Treasure Coast RPC, is collaborating with elected officials and professionals from Monroe, Miami-Dade, Broward, and Palm Beach counties to address vital Southeast Florida affordable housing issues. This ongoing conversation aims to facilitate community stakeholders in discussing current and future affordable housing initiatives, sharing successful strategies, addressing challenges, and proposing improvements. On September 29, 2023, the SFRPC hosted the four county mayors in a regional housing conversation.
- The NSU Levan Center inaugural South Florida Innovation Day in 2022 in collaboration with eMerge Americas drew more than 800 attendees from academia, industry, government, entrepreneurs, and professional networks, focusing on entrepreneurship, cybersecurity, digital cities, including a pitch competition.
- The Council is working with the Miami-Dade County Local Technology Planning Team (LTPT) to reengage in broadband and start building momentum again for a strong round of grant applications.
- The Council continues to participate in planning meetings to work on regional initiatives with the Miami-Dade TPO, Broward MPO, and the Regional Transportation Technical Advisory Committee (RTTAC) which advises the South Florida Transportation Advisory Council (SFTAC).
- The SFRPC and TCRPC hosted a 7-County Conference on Solid Waste Management Challenges and Opportunities in Southeast Florida. County professionals and other subject matter experts discussed the current state and challenges of solid waste management practice in Southeast Florida.

- SFRPC hosted the “Striding Forward: First & Last Mile Innovation in the Region” event where more than 100 participants attended to learn about the economic and community benefits of improved first and last mile connectivity.
- Clean Cities Coalition staff consistently collaborates with County and local level professional staff and elected officials to facilitate policy development in support of regional alternative fuel transportation initiatives and participates in multiple speaking engagements.
- The NSU Levan Center, in partnership with NASA, Space Foundation, and Space Florida held two inaugural events to raise awareness on the opportunities that exist within the space economy. More than 400 attendees participated in each event.
- NSU held the Summit for not-for-profit entities focusing on best-in-practice approaches to strategic planning and philanthropy, creation of networks, grant writing to seek grants from foundations, and the impact of artificial intelligence on the future of philanthropy.
- OIC Middle Class Summit, a 2-Day Convening of nationally renowned leaders, improved connections among national, state, and local partners similarly focused on upward mobility and strengthening the middle class. More than 400 attendees participated in each day and 192 organizations were represented from across Florida and the United States.



DATE: NOVEMBER 13, 2023  
TO: CHAIR GELLER  
FROM: STAFF  
SUBJECT: APPOINTMENT OF NOMINATING COMMITTEE

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Pursuant to the Council's Statement of Organization, Section 8.0, it is now time to appoint the Nominating Committee to recommend the slate of officers for 2024.

Statement of Organization – Meetings (Adopted April 26, 2021)

8.0 The annual election of officers shall be held during the January meeting each year. There shall be a Nominating Committee which shall consist of the Immediate Past Chair in addition to two other members of the Council who shall be selected by the Chair not later than December prior to the January meeting at which the annual election of officers shall be conducted. No two (2) members of the Nominating Committee shall reside in the same County.

Recommendation

Appoint the Nominating Committee





# MEMORANDUM

AGENDA ITEM #IV.G

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DATE: NOVEMBER 13, 2023  
TO: CHAIR GELLER  
FROM: STAFF  
SUBJECT: BROWARD COUNTY WATER ADVISORY BOARD APPOINTMENT

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Councilmember Mayor Ross has served as the Council's representative on the Broward County Water Advisory Board since June 2016. Due to growing time constraints, especially as President of the Florida League of Cities, Mayor Ross wishes to be replaced on the Broward County Water Advisory Board.

Thank you for your service, Mayor Ross!

## Recommendation

Appoint a SFRPC Councilmember to the Broward County Water Advisory Board.



South Florida Regional Planning Council  
1 Oakwood Boulevard, Suite 250, Hollywood, Florida 33020  
954.924-3653 Phone, 954.924-3654 FAX  
[www.sfregionalcouncil.org](http://www.sfregionalcouncil.org)



# MEMORANDUM

AGENDA ITEM # V.A

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DATE: NOVEMBER 13, 2023

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: SFRPC REVOLVING LOAN FUNDS STATUS REPORT

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The South Florida Regional Planning Council Revolving Loan Program has historically served the needs of businesses that are not entirely served by conventional lenders, with an emphasis on applicants who have been denied credit by a conventional lender. As such, the Council's RLF loans are considered riskier than conventional loans. The Loan Administration Board may charge a higher interest rate to a particular borrower depending on the risk factors of that loan. In addition, most loan payments are due on the first day of each month until maturity.

Attached for your review is the Revolving Loan Fund Status Report. In reviewing the attached status report, please note that the borrowers' loan agreements provide a fifteen (15) day grace period in which they can make their payments without a five percent late charge penalty. This status report is generated fifteen (15) days prior to the end of the month. Council staff routinely makes phone calls and sends past due notices to past due accounts after ten (10) and fifteen (15) days.

The Council policy on loan amounts and the structure of the loans for each loan program is:

*"Loan amounts may range from \$25,000 to \$500,000. Borrowers seeking more than one loan may not exceed \$500,000 in aggregate. Loans may be used for funding up to 100 percent of a project, provided that bank or conventional financing is unavailable, and that equity is nonexistent or is otherwise needed for cash flow. In cases where limited financing from a private/traditional source is available, loans can be used as supplemental or "second mortgage" funds. Second positions on collateral may be acceptable so long as the prior lien holder is a lending institution."*

Please find attached Legal Counsel's South Florida Regional Planning Council ("SFRPC") / Revolving Loan Fund report on legal action that has been taken to collect on delinquent accounts.



South Florida Regional Planning Council  
1 Oakwood Boulevard, Suite 250, Hollywood, Florida 33020  
954.924.3653 Phone, 954.924-3654 FAX  
[www.sfregionalcouncil.org](http://www.sfregionalcouncil.org)

**Payment Status Report**

**Traditional RLF Payment Status Report**

Loan	Company /Borrower	Amount	Disbursed	Pmts	Rate	Last Activity	Last Balance	Paid Thru	Days Late	Last Activity	Next Pay Due	Loan Date	Maturity Date	Board Action
1022		300,000.00	300,000.00	240	7.0	3,343.55	284,153.53	10/15/23	0	10/24/23	11/15/23	01/08/04	09/01/39	performing
1023		301,586.50	301,586.50	120	5.0	350.00	161,715.88	10/01/23	0	10/02/23	11/01/23	07/19/06	03/01/29	performing
1034		300,000.00	300,000.00	120	5.0	250.00	260,365.24	09/01/23	30	10/19/23	10/01/23	12/21/06	11/15/28	performing
1039		125,000.00	125,000.00	84	5.0	500.00	120,082.53	10/01/23	30	10/24/23	11/01/23	11/24/08	12/31/15	performing
1040		200,000.00	200,000.00	84	5.0	1,472.32	64,839.01	10/01/23	0	10/02/23	11/01/23	02/02/09	08/01/28	performing
3024		189,043.88	189,043.88	144	0.0	500.00	98,000.00	10/01/23	0	10/13/23	11/01/23	07/26/99	12/01/16	Default Final Judgment
4008		300,000.00	300,000.00	0	5.0	750.00	160,200.17	10/12/23	0	10/12/23	11/12/23	07/31/09	03/31/39	performing
4018		150,000.00	150,000.00	84	6.0	(465.00)	144,598.41	12/01/15	2,830	10/22/20	01/01/16	07/12/13	08/01/20	In Litigation - Refer to RLF Status Report
4024		235,000.00	235,000.00	240	5.0	1,600.00	159,680.97	08/01/23	30	08/28/23	09/01/23	04/16/14	05/01/26	performing
4027		149,500.00	149,500.00	120	5.0	1,590.98	52,376.77	10/01/23	0	10/02/23	11/01/23	12/15/15	12/15//25	performing
4028		75,000.00	75,000.00	1	0.0	765.03	74,994.72	04/01/19	1,614	04/12/19	05/01/19	11/17/16	09/30/19	Default - collateral workout
4029		75,000.00	75,000.00	1	0.0	803.02	75,000.00	04/01/19	1,614	04/12/19	05/01/19	12/14/16	09/30/19	Default - collateral workout
4031		332,972.82	332,972.82	111	6.5	2,000.00	321,849.33	10/01/23	0	10/02/23	11/01/23	09/28/17	08/01/28	performing
4032		300,000.55	300,000.55	120	7.0	3,577.27	194,009.58	10/01/23	0	10/02/23	11/01/23	10/24/18	11/01/28	performing
4033		254,999.57	254,999.57	84	7.0	250.00	187,832.65	10/15/23	0	10/12/23	11/15/23	10/25/18	10/25/25	performing

Loan	Company /Borrower	Amount	Disbursed	Pmts	Rate	Last Activity	Last Balance	Paid Thru	Days Late	Last Activity	Next Pay Due	Loan Date	Maturity Date	Board Action
4034		84,506.66	84,506.66	84	7.0	300.00	71,412.80	08/01/22	395	08/01/22	09/01/22	01/03/19	01/03/26	Default Final Judgment
4035		248,684.03	248,684.03	84	7.0	375.00	147,767.77	10/01/23	0	10/11/23	11/01/23	03/05/19	04/01/26	performing
4036		549,223.30	549,223.30	84	7.0	375.00	484,344.60	10/01/23	0	10/11/23	11/01/23	03/05/19	04/01/26	performing
4037		173,904.64	173,904.64	84	5.0	1,750.00	127,990.91	10/01/23	0	10/02/23	11/01/23	03/28/19	03/28/26	performing
4038		99,885.78	99,885.78	60	7.0	1,500.00	53,125.18	10/01/23	0	10/02/23	11/01/23	03/28/19	04/01/24	performing
4039		200,000.00	200,000.00	84	7.0	300.00	196,815.27	08/01/22	395	08/01/22	09/01/22	03/12/20	04/01/27	Default Final Judgment
4040		400,000.00	400,000.00	84	7.0	250.00	389,882.46	10/15/23	0	10/12/23	11/15/23	09/23/19	09/23/26	performing
4043		200,000.00	200,000.00	120	4.5	2,322.17	152,539.60	10/01/23	0	10/02/23	11/01/23	04/22/21	04/01/31	performing
4044		130,000.00	130,000.00	120	4.5	1,347.30	101,715.86	10/01/23	0	10/02/23	11/01/23	03/22/21	03/01/31	performing
4046		100,000.00	100,000.00	60	5.0	100.00	84,927.84	10/01/23	0	10/02/23	11/01/23	10/06/22	10/01/27	performing
4047		250,000.00	250,000.00	60	4.5	968.75	250,000.00	10/01/23	0	10/02/23	11/01/23	01/04/23	01/01/28	performing
4048		349,497.00	98,668.75	60	4.5	347.54	93,668.75	10/01/23	0	10/03/23	11/01/23	02/23/23	03/01/28	performing
4049		331,700.00	80,271.75	60	4.5	297.37	80,271.75	10/01/23	0	10/03/23	11/01/23	02/23/23	03/01/28	performing
4050		331,700.00	85,566.75	60	4.5	316.31	85,566.75	10/01/23	0	10/03/23	11/01/23	02/23/23	03/01/28	performing
<b>Totals</b>		<b>6,737,204.73</b>	<b>5,988,814.98</b>			<b>27,836.61</b>	<b>4,679,728.33</b>							



**LIST OF COMMITTED TRADITIONAL RLF FUNDS  
October 31, 2023**

Loan #	Company Name	Committed	Commitment Date	Disbursed	Disbursement Date	Disbursed	Disbursement Date	Disbursed	Disbursement Date	Disbursed	Disbursement Date	Remaining Commitment
4048	Minority Builders 829 SW 6th Street, Homestead, FL	336,600	11/15/2021	13,668	3/2/2023	4,943.75	5/23/2023	32,390	8/1/2023	29,770	10/3/2023	\$ 255,828.25
4049	Minority Builders 813 SW 6th Street, Homestead, FL	331,700	11/15/2021	13,668	3/2/2023	4,943.75	5/23/2023	32,390	8/1/2023	29,270	10/3/2023	\$ 251,428.25
4050	Minority Builders 705 SW 6th Street, Homestead, FL	331,700	11/15/2021	13,668	3/2/2023	4,943.75	5/23/2023	30,390	8/1/2023	36,565	10/3/2023	\$ 246,133.25
<b>TOTAL</b>		<b>\$1,000,000</b>		<b>\$ 41,004</b>		<b>\$ 14,831.25</b>		<b>\$95,170.00</b>		<b>\$ 95,605.00</b>		<b>\$ 753,389.75</b>

\*Committed Funds will be disbursed over a 12-month period

<b>Cash Available to Lend</b>												
Bank Balance as of	10/31/2023											\$ 768,223.72
Committed Funds												
Unfunded Loan Commitments	\$ 753,390											
Administrative Fees	10,919.25											
Total Committed Funds												\$ 764,309.00
<b>Total Uncommitted Funds</b>												<b>\$ 3,914.72</b>

## Portfolio Analysis

**Funds:** (30400)  
**Status:** All  
**City:** All  
**County:** All  
**Loan Officer:** All  
**Loan# From 0002 to 53005**

**Cutoff Date:** 10/31/2023  
**Run Date:** 11/01/2023  
**Run Time:** 10:53:31 am  
**Page 1 of 1**

	Number	Balance	Percent%
All Outstanding Loans			
Current Accounts	22	3,696,860.92	79.00%
Past due 1-30 days	1	260,365.24	5.56%
Past due 31-60 days	1	159,680.97	3.41%
Past due 61-90 days	0	0.00	0.00%
Past due 91-120 days	0	0.00	0.00%
Past due 121-150 days	0	0.00	0.00%
Past due 151-180 days	0	0.00	0.00%
Greater than 180 days	5	562,821.20	12.03%
<b>Total Portfolio</b>	<b>29</b>	<b>4,679,728.33</b>	<b>100.00%</b>

Contaminated Portfolio 6 722,502.17 15.44%

Loans identified as being delinquent by 30 or more days and having a balance greater than zero as of the cutoff date.

Delinquent Loans 2 149,994.72 3.21%

Loans identified by delinquent status in Loan Master, and having a balance greater than zero as of the cutoff date.

Default Loans 3 412,826.48 8.82%

Loans identified by default status in Loan Master, and having a balance greater than zero as of the cutoff date.

Write-off Loans 0 0.00 0.00%

Loans identified by write-off status in Loan Master, and having a balance greater than zero as of the cutoff date.

Kerry L. Ezrol  
KEzrol@GorenCherof.com



**GOREN CHEROF  
DOODY & EZROL P.A.**  
ATTORNEYS AT LAW

November 2, 2023

**VIA E-MAIL (isabelc@sfrpc.com)**

Isabel Cosio Carballo, MPA, Executive Director  
South Florida Regional Planning Council  
Oakwood Business Center  
One Oakwood Boulevard, Suite 250  
Hollywood, FL 33320

Re: South Florida Regional Planning Council ("SFRPC") / Revolving Loan Fund Status Report

Dear Ms. Carballo:

Below please find the status of the Revolving Loan Fund cases which have been brought on behalf of the SFRPC. This shall confirm that once a judgment is obtained and recorded, our office has been instructed to take no further action, other than to re-record specified judgments, as requested, in a timely fashion. We have therefore removed all of the "Closed Cases" from this list. In the future, once a judgment is obtained and recorded relative to cases appearing on this list, they will be removed from this list.

**1. SFRPC (SFRPC Account #4018 and #1042) v. Angela Dawson, P.A.  
(Our File No. 9940547)**

Complaint filed with the Court on May 7, 2018. Dawson filed a motion to recuse (remove) the judge, so litigation was delayed. Dawson filed an Answer and Counterclaim, which SFRPC moved to strike. Order entered approving our Motion to Strike Dawson's Affirmative Defenses and our Motion to Dismiss Dawson's Counterclaim. Dawson's Amended Counterclaim and Amended Answers and Affirmative Defenses were due on April 26, 2019. Dawson failed to file the pleadings by the deadline, and SFRPC filed a Motion for Summary Judgment. The hearing on the Motion for Summary Judgment was scheduled, and then reset at Dawson's request for October 23, 2019. A Motion for Judicial Default against Dawson was filed on October 25, 2019.

SFRPC requested an Amended Complaint to add a foreclosure count. A Motion to Amend Complaint was filed and there were two (2) initial hearings on the motion. Both times, the Court

{00582975.1 2383-8200982 }

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www.GorenCherof.com

delayed a ruling on the motions, pending mediation. Ultimately, SFRPC set the hearing on the Motion to Amend Complaint six separate times, and each time the hearing was continued either due to the Judge ordering mediation or due to Dawson' requests for a continuance. The seventh time the Motion to Amend was set for a hearing, the Court granted SFRPC's motion and allowed SFRPC to Amend the Complaint to add the foreclosure count.

A Motion to Strike Defendants First Amended Affirmative Defenses was filed on November 13, 2019. A Motion to Dismiss Dawson's Counterclaim was filed on December 19, 2019. On June 15, 2020 a hearing was set for the court to hear SFRPC's Motion for Judicial Default, Motion for Leave to File Amended Complaint, Motion to Strike Defendants' First Amended Affirmative Defenses and Motion to Dismiss Counterclaim. Dawson filed a new Counterclaim and new Answer and Affirmative Defenses just prior to the hearing, which the court accepted in place of the defective pleadings. SFRPC's motions were denied due to the court accepting the replacement pleadings. Dawson filed various additional pleadings, including an Affidavit of Excusable Neglect and an Affidavit from Ed McGann. Dawson filed a Request for Production on June 8, 2020, requesting a significant volume of documents which are unrelated to the pending litigation. SFRPC's objection to the discovery request was filed on July 8, 2020.

Litigation of this matter has been extended and complicated by the volume of pleadings filed by Ms. Dawson; each pleading requires a response from SFRPC. Mediation occurred on October 29, 2020 before Judge Lynch. The parties were not able to reach a settlement at mediation.

Since the Court was encouraging the parties to mediate, SFRPC staff focused on attempting to settle with Dawson and to manage the costs of litigation by bringing this matter to a conclusion through settlement. With that intent, SFRPC made multiple offers and counter-offers to Ms. Dawson. As a follow-up to mediation, on November 3, 2020 and January 27, 2021, SFRPC sent a written settlement offer to Dawson and her attorney. SFRPC followed up again with written settlement offer to Dawson and her attorney on March 8, 2021. SFRPC made significant concessions and reductions of the late fees in a good faith attempt to settle the matter without further litigation. Despite SFRPC's multiple concessions, Ms. Dawson would not agree to any of the SFRPC's settlement proposals. Dawson submitted a Counteroffer which was transmitted to SFRPC on March 12, 2021. Per RLF Committee, the decision was made to proceed with the litigation.

The hearing on SFRPC's Motion to Amend the Complaint was set for June 24, 2021. At that hearing, the Court continued the hearing to September 2, 2021. SFRPC's Motion to Amend Complaint was granted and the Defendants had 20 days to file a response to the Amended Complaint. On September 3, 2021, the Court also entered an Order granting Dawson's request to file an Amended Counterclaim in response to SFRPC's Amended Complaint. On September 22, 2021, Defendants, Angela L. Dawson, P.A. and Angela Dawson filed their Answer to Plaintiff's Amended Complaint dated June 23, 2021. On October 1, 2021, SFRPC filed a Motion to Strike

Dawson's Second Amended Affirmative Defenses. On October 15, 2021, a hearing on the Motion to Strike was scheduled for January 26, 2022. On January 26, 2022, the court ordered a Mandatory Case Management Conference to be held on March 28, 2022.

On February 2, 2022, the Court entered an order on the Motion to Strike as follows: Defendants' first affirmative defense of in pari delicto is stricken without prejudice; Defendants' second affirmative defense of bad faith is stricken with leave to amend within twenty (20) days of the date of this Order; Defendants' fourth affirmative defense of fraudulent inducement is stricken with prejudice; Defendants' fifth affirmative defense of fraudulent misrepresentation is stricken with prejudice; Defendants' seventh affirmative defense of unjust enrichment is stricken with prejudice; Defendants' eleventh affirmative defense of ratification is stricken with leave to amend within twenty (20) days of the date of the Order. Plaintiff's Motion to Strike Defendants' Amended Affirmative Defenses was hereby denied as to the following affirmative defenses: Defendants' third affirmative defense of unclean hands; Defendants' sixth affirmative defense of promissory estoppel; Defendants' eighth affirmative defense of modification; Defendants' ninth affirmative defense of equitable estoppel; and Defendants' tenth affirmative defense of waiver.

Our Motion to dismiss the Defendants' amended counterclaim was set for hearing on May 4, 2022 at 9:30 am. On February 9, 2022, Plaintiff filed a reply to Defendants' affirmative defenses. On February 15, 2022, Defendants filed amended affirmative defenses. On February 22, 2022, Plaintiff filed a reply to the amended affirmative defenses.

On March 25, 2022, SFRPC responded to Dawson's request for a settlement offer, renewed the prior settlement dated November 30, 2020, and left it open for ninety (90) days. As of June 23, 2022, the settlement offer expired. On August 22, 2022, the SFRPC settlement offer was once again offered to Ms. Dawson with an expiration date of December 1, 2022. The settlement offer expired.

On May 4, 2022, the Court entered an Order for Uniform Case Management to be held August 22, 2022. On May 4, 2022, Judge Bidwell granted SFRPC's Motion to Dismiss Dawson's Counterclaim as to all counts. However, the Judge provided Dawson twenty (20) days to amend her complaint.

On May 23, 2022, Defendant served pre-suit notice on the Council and the Florida Department of Financial Services. On May 24, 2022, Defendant filed a Third Amended Counterclaim which was later deemed abandoned by the Clerk's office. On May 31, 2022, without permission of the Court, Defendant filed a Fourth Amended Counterclaim. On June 3, 2022, SFRPC filed a Motion to Dismiss Dawson's Third and Fourth Amended Counterclaims with Prejudice. A hearing on the SFRPC's Motion to Dismiss was scheduled for Friday, December 2, 2022. On June 30, 2022, Dawson filed an emergency motion with the Court asking the Court to require SFRPC to release its mortgage cross collateralized against 2748 NW 8<sup>th</sup> St. Fort Lauderdale. On July 6, 2022, SFRPC

filed a response to the Emergency Motion. On July 7, 2022, Dawson filed a Notice of Production from Non-party for Old Republic National Title Insurance Company and Alfred Andreu. On July 7, 2022, SFRPC filed a request for copies of records for Alfred Andreu and Old Republic National Title Insurance Company. On July 8, 2022, Ms. Dawson submitted a Public Records request to SFRPC. SFRPC has responded to Ms. Dawson. Ms. Dawson had until July 13, 2022 to send SFRPC the requested deposit of \$600.00 in order for SFRPC to start retrieving and reviewing documents. As of today's date, Ms. Dawson has not paid the deposit.

On August 22, 2022, the Court held a Case Management Conference. Ms. Dawson and her Co-counsel were not present. On October 10, 2022, another mandatory Case Management Conference was held. Ms. Dawson informed the court that she would be filing a motion for leave to amend based on new information from Benworth Capital. Copies have been requested through a filing, as of today's date, nothing has been received.

On November 29, 2022, the Defendant filed a Motion to Join Indispensable Parties and a Motion for Leave to Amend Complaint to Add Parties. On November 30, 2022, the Defendant filed a Notice of Filing Proposed Fifth Amended Counter Claim as Exhibit for Motion for Leave to Amend Complaint to Add Alfred F. Andreu P.A., Benworth Capital Partners LLC, and Old Republic National Title Insurance Company. Shortly before the hearing on the SFRPC's Motion to Dismiss on December 2, 2022, Ms. Dawson called our office and the Judge's office informing she was in the hospital. The hearing did not proceed and the Court scheduled another Case Management Conference on December 8, 2022. On December 7, 2022, SFRPC filed its Response in Objection to Defendants Motions to Join Indispensable Parties and for Leave to Amend Counterclaim. On December 8, 2022, pursuant to the Court's direction at the Case Management Conference, a Notice of Hearing was filed, scheduling the pending motions for December 20, 2022. On December 9, 2022, SFRPC filed its Response to Defendant's Motion for Disqualification. On December 18, 2022, Dawson filed a Motion to Withdraw Counter Plaintiff's Third Amended Counter Claims dated May 24, 2022.

At the December 20, 2022 Special Set Hearing, the Court again requested that the matter be scheduled for a Case Management Conference on January 30, 2023. The Court denied Defendants Motion to Join Benworth as an indispensable party and denied Defendants Motion to amend complaint to add Benworth and Old Republic Title Co. The Court also directed both parties to prepare and submit proposed orders for the Court to review for determination on SFRPC's Motion to Dismiss Dawson's Fourth Amended Counterclaim. On December 21, 2022, SFRPC filed its Proposed Order granting SFRPC's Motion. On January 29, 2023, the Court entered an Order denying Ms. Dawson's Motion to Join Indispensable Parties and Motion to Amend Complaint. At the January 30, 2023 Case Management Conference, the Judge informed the Parties that he is working on his order on SFRPC's Motion to Dismiss Dawson's Fourth Counterclaim with prejudice.

SFRPC served Ms. Dawson its First Set of Interrogatories, Request for Production and Request for Admissions. Ms. Dawson responded and we are currently reviewing her responses. Also, we are drafting SFRPC's motion for summary judgment. On May 29, 2023, the Court entered its Order regarding SFRPC's Motion to Dismiss Dawson's Fourth Amended Counterclaim as follows: Granting in part with prejudice as to Count 1, Breach of Contract; Count 2, Detrimental Reliance; Count 3, Promissory Estoppel; Count 9, Unjust Enrichment; Count 10, Equitable Estoppel; and Count 11, Modification and Count 12, Retaliation; and denying in part as to Count 4, Negligent Supervision; Count 5, Negligence Retention; Count 6, Negligence; Count 7, Fraudulent Inducement; Count 8, Fraudulent Misrepresentation; and Count 13, Slander of Title. SFRPC's answer to the remaining counts of the Fourth Amended counterclaim is due within 20 days. On May 30, 2023, the Court entered a Uniform Case Management Order which is scheduled for August 21, 2023. On June 16, 2023, we filed SPRPC's Answer and Affirmative Defenses. On August 10, 2023, we filed SFRPC's Motion for Final Summary Judgment . On August 20, 2023, Dawson filed a Motion to Transfer and Consolidate and a Motion to Strike Counter Defendant's Affirmative Defenses to Fourth Amended Counterclaim and Memorandum of Law. Ms. Dawson is seeking to consolidate the Equity Partners 102 case (below) with this case. SFRPC's Hearing for its Motion for Final Summary Judgment is scheduled for February 9, 2024. Also, Dawson's Hearing is scheduled for September 29, 2023. On August 25, 2023, we filed SFRPC's Response and Amended Response in Objection to Dawson's Motion to Strike Affirmative Defenses. On August 25, 2023, we filed SFRPC's Response in Objection to Ms. Dawson's Motion to Transfer and Consolidate cases.

On September 27, 2023, Dawson filed their Response to SFRPC's Response in Objection to the Motion to Transfer and Consolidate. At the September 29<sup>th</sup> hearing, the Judge scheduled a Case Management Conference for October 31<sup>st</sup>. An Order denying Dawson's Motion to Strike SFRPC's Affirmative Defenses and to Consolidate the Cases was entered by the Court. Dawson has 10 days to file a reply. On October 10, 2023, Dawson filed a Motion for Clarification as to how the Court can Reconcile its' Ruling on May 29, 2023 and September 29, 2023. Ms. Dawson was unable to attend the October 31, 2023 Hearing and it is rescheduled for November 13, 2023.

**2. SFRPC adv. Philip J. Van Kahle, Assignee (J. Stephens Construction, LLC)  
(Our File No. 9940631)**

On February 16, 2023, a Petition for Assignment for the Benefit of Creditors was filed, SFRPC was listed as a Secured Creditor. SFRPC's Proof of Claim is due by June 16, 2023. A Hearing for Motions to Approve Public Sale of Assets and Reject Lease of Non-Residential Real Property was scheduled for March 8, 2023. On March 13, 2023, the Court enter an Order approving the Public Sale of Assets "which shall conclude on or around August 25, 2022" [sic]. On March 15, 2023 the Court amended its Order and scheduled the sale for March 24, 2023. SFRPC's Proof of Claim was sent by certified mail on March 21, 2023. Confirmation of receipt was received on March 29, 2023 and assigned claim No. 6. The Assignee shall file a report of the results of the Auction with

the Court within 30 days of the completion of the Auction. As of today's day, this report has yet to be filed. A Notice of Default and Demand for Payment Letter was sent to the guarantors on May 18, 2023, demanding payment within 10 days. A Second Notice of Default and Demand for Payment Letter was sent on June 2, 2023. At this time, all letters have been forwarded back to our office as "undeliverable." A Hearing is schedule on June 28, 2023 for the Second Notice of Intent to Conduct the Business of the Assignors for RCT Industries, LLC. On July 5, 2023, another Notice of Default was sent to the collateral property and a signed return receipt was received. On July 7, 2023, the Court entered an Order approving the Second Notice and authorized the Assignor to operate the business through September 30, 2023. Terms for a payment plan were reached with Mr. Stephens. We are in process of executing the Forbearance Agreement and Modification of Mortgage.

**3. SFRPC adv. PHI Technologies Corp and Andre McAden  
(Our File No. 9940629)**

Complaint was filed with the Court on April 18, 2023. Verified Return of Service was filed on May 25, 2023 for PHI Technologies Corp. and Andre Mcaden. On June 15, 2023, we filed SFRPC's Motion for Clerk's Default for failure to file or serve any paper on the matter. On June 15, 2023, the Clerk entered the Default against PHI Technologies Corp and Andre McAden. On August 15, 2023, we filed SFRPC's Motion for Default Final Judgment. The Hearing is scheduled for October 3, 2023. On October 4, 2023, the Court entered a Default Final Judgment against PHI Technologies Corp and Andre McAden.

**4. SFRPC adv. Equity Partners 102, LLC  
(Our File No. 9940633)**

Equity Partners 102 foreclosure complaint was filed with the Court on July 13, 2023. On July 24, 2023, SFRPC filed an Answer and did not assert affirmative defenses. Equity Partners seeks to foreclose its first mortgage against Ms. Dawson's real property located at 2748 NW 8<sup>th</sup> St. Fort Lauderdale, FL. We will monitor the case in the event that surplus funds become available. On September 5, 2023, a hearing on Plaintiff Equity Partners' Motion for Order to Show Cause is scheduled. The Court deferred ruling on the entry of the foreclosure judgment. On September 20, 2023, SFRPC filed its motion for extension of time and a hearing is scheduled for October 9, 2023. On October 9, 2023, the Court entered an Agreed Order Granting Plaintiff's Motion to Dismiss Defendant's Counterclaim, and gave the defendant until October 30<sup>th</sup> to file an amended counterclaim as to all counts. SFRPC's Motion for an extension of time was denied as it was moot because there will be an amended counterclaim filed at a later date. On October 23, 2023, the Court entered its Order regarding Plaintiff's Motion to strike Defendant's Affirmative Defenses as follows: Count 5 and Count 11 are not stricken and therefore denied; Count 1, 3, 4, 6, 7, 8, 9 and 10 are stricken without prejudice with leave to amend; and Count 2 is stricken as



Isabel Cosio Carballo, Executive Director

Page 7 of 7

November 2, 2023

this matter does not apply to Florida Statute 559.715. Ms. Dawson will be filing a counterclaim against SFRPC.

Should you have any questions, please feel free to contact me.

Sincerely yours,

*/s/ Kerry L. Ezrol*

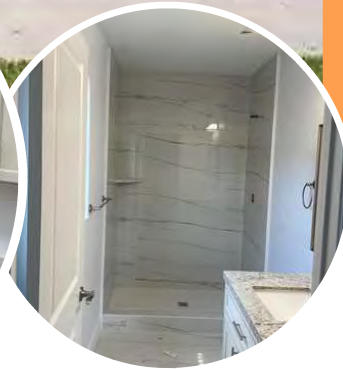
Kerry L. Ezrol

KLE:jc

cc: Samuel S. Goren, General Counsel (via e-mail & hard copy)  
Alisha Lopez (via e-mail)  
Steve Foreman (via e-mail)  
Jeffrey Tart (via e-mail)  
Kathe Lerch (via e-mail)

# SOUTHEAST FLORIDA COMMUNITY DEVELOPMENT FUND, INC.

## Affordable Housing Initiative



### **BROWARD COUNTY LAUDERHILL CRA**

Lauderhill, FL (8)  
5801 NW 27th Court  
5811 NW 27th Court  
5821 NW 27th Court  
5831 NW 27th Court  
5731 NW 28th Court  
5741 NW 28th Court  
5801 NW 28th Court  
5821 NW 28th Court

### **HOUSING FOUNDATION OF AMERICA**

West Park, FL (3)\*\*  
Lot 22, Block 66  
Lot 23, Block 66  
Lot 6, Block 53

### **LIBERIA ECONOMIC & SOCIAL DEVELOPMENT**

Fort Lauderdale, FL (3)  
2861 NW 10th Court  
2791 NW 11th Place  
375 NW 28th Avenue

### **LIBERIA ECONOMIC & SOCIAL DEVELOPMENT**

Hollywood, FL (2)  
2351 Raleigh Street  
2361 Raleigh Street

### **LIBERIA ECONOMIC & SOCIAL DEVELOPMENT**

West Park, FL (1) \*\*  
4425 SW 23rd Street

### **TURN TWO CONSTRUCTION**

Dania Beach, FL (2)\*\*  
509 NW 3rd Terrace  
511 NW 3rd Terrace

### **MIAMI-DADE COUNTY MINORITY BUILDERS COALITION**

Homestead, FL (4)\*\*  
704 SW 7th Street  
705 SW 6th Street  
813 SW 6th Street  
829 SW 6th Street

### **PALM BEACH COUNTY COMMUNITY PARTNERS OF SOUTH FLORIDA**

West Palm Beach, FL (1)\*\*  
905 39th Street



# MEMORANDUM

AGENDA ITEM # V.B

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DATE: NOVEMBER 13, 2023

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: SFRPC CARES ACT RLF STATUS REPORT

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The U.S. Department of Commerce's Economic Development Administration is partnering with the South Florida Regional Planning Council (SFRPC) to oversee and administer a new \$5.90 million CARES ACT Business Revolving Loan Fund program that will alleviate sudden and severe economic dislocation caused by the coronavirus in Monroe, Miami-Dade, Broward and Palm Beach counties. Designated a U.S. Department of Commerce Economic Development District in 1994, the SFRPC welcomes this new program into its lending portfolio as it continues to expand its economic development activities.

The initiative/focus is to initially conduct financial assessments of vital and essential South Florida small businesses to evaluate financial and resiliency capacity with the focus on maintaining ongoing operations. Once assessed, the SFRPC along with its coalition partners will determine an applicable loan program to meet the financial needs of the small business in order to maintain its vital operations. This supplemental financial assistance award will help support critical small business operations for the long-term within industries that are essential in South Florida.

Since the program was launched on August 5, 2020, the SFRPC has received approximately 350 prospects inquiring into the loan program from Palm Beach, Broward, Miami-Dade and Monroe counties. Initial loan program funding is available for up to 2 years or until all loan funds are disbursed. As the program is revolving in nature, after all initial funds are deployed, new businesses will have an opportunity to seek financial support as loan proceeds are repaid from former borrowers.

In November 2022, the EDA completed their RLF Risk Analysis and conveyed the South Florida Regional Planning Council earned a current annual risk rating of an "A" for the fiscal year ending 9/30/2022.

To date, loan administration has approved thirty-four (34) new CARES ACT RLF loans totaling \$7,170,000 and saved and/or created 249 related jobs.



South Florida Regional Planning Council  
1 Oakwood Boulevard, Suite 250, Hollywood, Florida 33020  
954.924.3653 Phone, 954.924-3654 FAX  
[www.sfregionalcouncil.org](http://www.sfregionalcouncil.org)

**CARES ACT REVOLVING LOAN FUND  
PAYMENT STATUS REPORT - NOVEMBER 2023**

Loan	Company /Borrower	Amount	Disbursed	Pmts	Rate	Pay/Yr	Normal Pay	Last Activity	Last Balance	Paid Thru	Days Late	Last Activity	Next Pay Due	Loan Date	Maturity Date	Board Action
5100		25,000.00	25,000.00	60	3.5000	12	454.79	454.79	10,081.58	11/01/23	0	11/01/23	12/01/23	10/20/20	11/01/25	performing
5107		300,000.00	300,000.00	120	3.5000	12	2,966.58	2,966.58	220,549.87	11/01/23	0	11/01/23	12/01/23	11/20/20	11/01/30	performing
5110		500,000.00	515,000.00	120	3.5000	12	4,934.78	4,934.78	433,859.25	11/01/23	0	11/01/23	12/01/23	01/13/21	01/01/31	performing
5111		210,000.00	210,000.00	120	3.5000	12	2,076.60	2,076.60	158,056.74	11/01/23	0	11/01/23	12/01/23	12/31/20	01/01/31	performing
5112		500,000.00	500,000.00	120	3.5000	12	4,944.29	4,944.29	376,432.57	11/01/23	0	11/01/23	12/01/23	12/28/20	01/01/31	performing
5113		50,000.00	50,000.00	60	3.5000	12	909.59	909.59	25,296.76	11/01/23	0	11/01/23	12/01/23	02/25/21	03/01/26	performing
5114		150,000.00	150,000.00	120	3.5000	12	1,483.29	1,483.29	115,279.60	11/01/23	0	11/01/23	12/01/23	02/24/21	02/01/31	performing
5115		100,000.00	100,000.00	60	3.5000	12	1,594.07	50.00	77,328.83	10/01/23	0	10/12/23	11/01/23	02/02/21	02/01/26	performing
5116		306,041.60	306,041.60	120	3.7760	12	2,173.69	2,173.69	271,930.15	11/01/23	0	11/01/23	12/01/23	05/14/21	04/01/31	performing
5117		394,000.00	394,000.00	240	3.5000	12	2,285.04	2,285.04	358,481.78	11/01/23	0	11/01/23	12/01/23	05/13/21	05/01/31	performing
5118		500,000.00	500,000.00	180	3.5000	12	3,493.33	3,493.33	448,953.53	11/01/23	0	11/01/23	12/01/23	06/15/21	07/01/36	performing
5119		150,000.00	150,000.00	120	3.5000	12	1,441.59	1,441.59	125,814.74	11/01/23	0	11/01/23	12/01/23	08/12/21	08/01/31	performing
5120		180,000.00	180,000.00	120	3.5000	12	1,695.46	1,695.46	156,742.06	11/01/23	0	11/01/23	12/01/23	08/09/21	08/01/31	performing
5121		175,000.00	175,000.00	120	3.5000	12	1,730.50	1,730.50	140,549.04	11/01/23	0	11/01/23	12/01/23	08/24/21	08/01/31	performing
5122		500,000.00	500,000.00	120	3.5000	12	2,899.80	2,899.80	458,893.44	11/01/23	0	11/01/23	12/01/23	08/25/21	08/01/31	performing
5123		250,000.00	250,000.00	120	3.5000	12	2,390.96	2,390.96	213,578.22	11/01/23	0	11/01/23	12/01/23	10/15/21	10/01/31	performing
5125		500,000.00	500,000.00	180	4.5000	12	3,824.97	3,824.97	455,114.20	11/01/23	0	11/01/23	12/01/23	01/13/21	10/01/31	performing
5126		128,000.00	128,000.00	60	4.0000	12	2,357.31	2,357.31	88,374.67	11/01/23	0	11/01/23	12/01/23	02/15/22	02/01/27	performing
5127		200,000.00	200,000.00	120	4.5000	12	2,072.77	2,072.77	176,862.84	11/01/23	0	11/01/23	12/01/23	06/09/22	06/01/32	performing
5128		437,136.20	240,429.60	36	5.0000	12	982.67	982.67	240,429.60	11/01/23	0	11/01/23	12/01/23	10/20/22	11/01/25	performing
5129		250,000.00	250,000.00	180	6.0000	12	2,109.64	2,109.64	246,830.64	11/01/23	0	11/01/23	12/01/23	06/22/23	07/01/38	performing
<b>Totals</b>		<b>5,805,177.80</b>	<b>5,623,471.20</b>				<b>48,821.72</b>	<b>47,277.65</b>	<b>4,799,440.11</b>							

## Portfolio Analysis

**Funds:** (37000)  
**Status:** All  
**City:** All  
**County:** All  
**Loan Officer:** All  
**Loan# From 0002 to 53005**

**Cutoff Date:** 11/1/2023  
**Run Date:** 11/01/2023  
**Run Time:** 10:52:24 am  
**Page 1 of 1**

	Number	Balance	Percent%
All Outstanding Loans			
Current Accounts	21	4,799,440.11	100.00%
Past due 1-30 days	0	0.00	0.00%
Past due 31-60 days	0	0.00	0.00%
Past due 61-90 days	0	0.00	0.00%
Past due 91-120 days	0	0.00	0.00%
Past due 121-150 days	0	0.00	0.00%
Past due 151-180 days	0	0.00	0.00%
Greater than 180 days	0	0.00	0.00%
Total Portfolio	21	4,799,440.11	100.00%

Contaminated Portfolio 0 0.00 0.00%

Loans identified as being delinquent by 30 or more days and having a balance greater than zero as of the cutoff date.

Delinquent Loans 0 0.00 0.00%

Loans identified by delinquent status in Loan Master, and having a balance greater than zero as of the cutoff date.

Default Loans 0 0.00 0.00%

Loans identified by default status in Loan Master, and having a balance greater than zero as of the cutoff date.

Write-off Loans 0 0.00 0.00%

Loans identified by write-off status in Loan Master, and having a balance greater than zero as of the cutoff date.

# CARES ACT RLF FUNDING UPDATE

AS OF: 11/01/2023

Loan #	LOAN AMOUNT	COUNTY	CITY
1	\$25,000.00	Monroe	Key Largo
2	\$30,000.00	Monroe	Islamorada
3	\$500,000.00	Broward	Pompano Beach
4	\$85,000.00	Palm Beach	Palm Springs
5	\$300,000.00	Miami- Dade	Miami
6	\$35,000.00	Broward	Hollywood
7	\$210,000.00	Broward	Miramar
8	\$150,000.00	Monroe	Key West
9	\$500,000.00	Monroe	Key West
10	\$500,000.00	Miami- Dade	Miami Beach
11	\$50,000.00	Broward	Hollywood
12	\$150,000.00	Broward	Davie
13	\$50,000.00	Broward	Lauderhill
14	\$243,000.00	Broward	Sunrise
15	\$394,000.00	Palm Beach	Boca Raton
16	\$300,000.00	Broward	Plantation
17	\$75,000.00	Broward	Fort Lauderdale
18	\$80,000.00	Miami- Dade	Miami
19	\$175,000.00	Palm Beach	West Palm Beach
20	\$500,000.00	Miami- Dade	Miami
21	\$150,000.00	Broward	Plantation
22	\$250,000.00	Miami- Dade	Miami Beach
23	\$500,000.00	Broward	Coconut Creek
24	\$128,000.00	Broward	Hollywood
25	\$365,000.00	Monroe	Key West
26	\$200,000.00	Broward	Plantation
27	\$75,000.00	Broward	Fort Lauderdale
28	\$200,000.00	Broward	Fort Lauderdale
29	\$100,000.00	Broward	Plantation
30	\$50,000.00	Broward	Lauderhill
31	\$400,000.00	Palm Beach	Riviera Beach
32	\$100,000.00	Miami- Dade	Miami
33	\$50,000.00	Broward	Sunrise
34	\$250,000.00	Broward	Sunrise

TOTAL FUNDED: \$7,170,000.00



AGENDA ITEM # V.C

---

DATE: NOVEMBER 13, 2023  
TO: COUNCIL MEMBERS  
FROM: STAFF  
SUBJECT: COUNCIL HIGHLIGHTS

---

Attached are brief descriptions of some ongoing programs and activities of the Council.

Recommendation

Information only

## **CITY OF PLANTATION COUNCILMEMBER APPOINTED TO CHAIR FLORIDA LEAGUE OF CITIES LEGISLATIVE POLICY COMMITTEE**

*For more information, please contact [sfadmin@sfrpc.com](mailto:sfadmin@sfrpc.com)*

The Florida League of Cities, the united voice for Florida’s municipal governments, announced that the City of Plantation Councilmember Denise Horland was recently appointed to serve as Chair of the Florida League of Cities 2023-2024 Utilities, Natural Resources & Public Works Committee, one of the League’s five Legislative Policy Committees.



[\[LEARN MORE\]](#)

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## **SOUTH FLORIDA MILITARY INSTALLATION RESILIENCE REVIEW**

*For more information, please contact [cmiskis@sfrpc.com](mailto:cmiskis@sfrpc.com)*

Over the last 18 months, the South Florida MIRR Project Team, comprised of Council Staff, Jacobs Solutions, and the South Florida Defense Alliance, has been working diligently in partnership with South Florida’s Military Commands and other key stakeholders to identify risks, hazards, and vulnerabilities of concern “outside of the fence line” that potentially adversely impact the missions of the installations. This review was then followed by the development of resilience-enhancing investments and policy approaches to address vulnerabilities that benefit both the installation and the community.



[\[CLICK HERE TO VIEW THE FULL REPORT OR BY SECTION\]](#)

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## **SOUTHEAST FLORIDA COUNTY MAYORS’ AFFORDABLE HOUSING CONVERSATION**

*For more information, please contact [sfadmin@sfrpc.com](mailto:sfadmin@sfrpc.com)*

This meeting was a continuation of the September 2022 conversation held with Mayors, elected officials, and professional staff from Miami-Dade, Broward, and Palm Beach counties. The purpose of this meeting was to provide an opportunity for each County to share the progress that has been made over the last year, the challenges that they are working to overcome, what opportunities have presented themselves, what they have learned over the past year, and what legislative changes or additions to statutes would be helpful during the upcoming state legislative session.



[\[READ MORE\]](#)



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## RECYCLING RIGHT: TRANSFORMING SOUTHEAST FLORIDA'S WASTE LANDSCAPE

For more information, please contact [eagolli@sfrpc.com](mailto:eagolli@sfrpc.com)

At last year's SFRPC / TCRPC regional conference on [Solid Waste Management Challenges and Opportunities](#) in Southeast Florida, elected officials and solid waste managers told the Councils that recycling, and recycling correctly, is a critical regional issue particularly with several landfills approaching capacity. In response to this need, this year the Councils hosted on October 20<sup>th</sup> in Fort Lauderdale "Recycling Right: Transforming Southeast Florida's Waste Landscape." The Southeast Florida region for the purpose of this conversation consists of Monroe, Miami-Dade, Broward, Palm Beach, Martin, St. Lucie, and Indian River counties.



[\[READ MORE\]](#)

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## SFRPC BROWNFIELDS CLEANUP REVOLVING LOAN FUND AWARDED 2023 NADO IMPACT AWARD RECIPIENT

For more information, please contact [jtart@sfrpc.com](mailto:jtart@sfrpc.com)

Congratulations to the 2023 Aliceann Wohlbruck NADO Impact Award recipients! The National Association of Development Organizations (NADO) is a 501c4 membership association that represents the interests of regional community and economic development practitioners. Established in 1967, NADO advocates for federal policies and programs that promote equitable community development, economic competitiveness, rural development, economic mobility, and quality of place. NADO represents a national network of more than 500 Regional Development Organizations (RDOs) across the country.



The annual Impact Awards program honors NADO members for their creative approaches to advancing regional economic development and improving quality of life. These projects have made significant impacts on their regions and demonstrate the diversity of services and program delivery provided by regional development organizations across the country.

The 2023 class of awardees consists of 107 projects from 71 organizations spanning 28 states. These projects will be recognized at NADO's Annual Training Conference in Cleveland, OH in November 2023. The South Florida Regional Planning Council was recognized for its Brownfields Cleanup Revolving Loan Fund.

[\[LEARN MORE\]](#)

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## SOUTH FLORIDA CLIMATE RESILIENCE TECH HUB DESIGNATION

For more information, please contact [eagolli@sfrpc.com](mailto:eagolli@sfrpc.com)

On October 23, 2023, the U.S. Department of Commerce’s Economic Development Administration (EDA) announced that the South Florida Climate Resilience Tech Hub, led by Miami-Dade County, has been designated as one of 31 Tech Hubs in the country, selected from a competitive pool of nearly 200 applicants across the United States and its territories. This designation will elevate and accelerate South Florida’s advances in climate action and resiliency and unlocks access to tens of millions of dollars in potential funding. The [Tech Hubs Program](#) is a federal economic development initiative designed to drive regional technology and innovation-led growth by strengthening the capacity to manufacture, commercialize, and deploy key climate technologies.



The Tech Hub Designation serves as an unmistakable testament that South Florida is not only a leader in sustainable and resilient infrastructure (SRI) innovation but is also primed for rapid technology-led economic development. The South Florida Regional Planning Council, in its role as the Economic Development District for South Florida, convened a consortium of local governments, businesses, universities, and organizations that includes Miami-Dade County (lead applicant), City of Miami, 1Print, Blue Frontier, Carbon Limit, MasTec, Titan Florida, Watsco, Southeast Florida Regional Climate Compact, Miami Waterkeeper, Broward County, Monroe County, Palm Beach County, Florida Atlantic, Florida International, Miami Dade College, Nova Southeastern, Univ of Miami, Florida Memorial, Northeastern University (Miami), Florida Power & Light, I Squared, Merrimac Ventures, Mission One Capital, Ken Griffin/Citadel, Knight Foundation, Beacon Council, eMerge Americas, Greater Fort Lauderdale Alliance, Marine Research Hub, Miami-Dade Innovation Authority, Seaworthy Collective, South Florida Defense Alliance, Techstars, IUOE 487, Miami Tech Works, CareerSource, CodePath, OIC So Florida, among others to apply for the initial designation. A two-step process, a more complete proposal from the Consortium is due in February 2024.

[\[READ MORE\]](#)

## SOUTHEAST FLORIDA COMMUNITY DEVELOPMENT FUND, INC. (SFCDFI)

For more information, please contact [jtart@sfrpc.com](mailto:jtart@sfrpc.com)

The SFCDFI is proud to share that as of October 1, 2023, the Council and SFCDFI have assisted in the construction of 24 affordable housing projects. Five projects are currently in progress. The SFCDFI targets small businesses and start-up businesses in disadvantaged areas with capital and development services. The SFCDFI’s initial capitalization was provided by the Urban League of Broward County (ULBC) and its affiliate CDFI, Central County Community Development Corporation (CCCCDC). Development services have been provided by agreement through ULBC/CCCCDC’s Entrepreneurship Center.



[\[LEARN MORE\]](#)

## WE ARE HIRING!

For more information, please contact [sfadmin@sfrpc.com](mailto:sfadmin@sfrpc.com)

The SFRPC currently has two career opportunities available. We can use your assistance in promoting the vacancies through your municipal or County newsletter or website. Please [click here](#) to see the available positions.

### SENIOR REGIONAL PLANNER

As a Senior Regional Planner with the South Florida Regional Planning Council, you will be at the forefront of critical regional planning issues and solving complex challenges that will define South Florida's growth for years to come. [\[READ MORE\]](#)

### EXECUTIVE ASSISTANT

This position is responsible for providing high-level administrative support to the Director of Administration in accomplishing the objectives and goals of the Council's Executive Director, finance, and planning staff. Specific duties vary depending on current projects. [\[READ MORE\]](#)





## MEMORANDUM

AGENDA ITEM #VII.A

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DATE: NOVEMBER 13, 2023

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: ATTENDANCE FORM

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Information only.



South Florida Regional Planning Council  
1 Oakwood Boulevard, Suite 250, Hollywood, Florida 33020  
954.924.3653 Phone, 954.924-3654 FAX  
[www.sfrationalcouncil.org](http://www.sfrationalcouncil.org)



2023 ATTENDANCE RECORD

EX-OFFICIO MEMBERS	1/23/23	2/17/23	4/17/23	5/15/23 MDTPO	6/16/23 Monroe Co	7/31/23	9/18/23 **	9/18/23
<b>ANDREOTTA, JASON</b> Florida Dept. of Environmental Protection	D	*	*	*	*	*		-
<b>DAVILA, SERINA</b> Florida Dept. of Environmental Protection	-	-	-	-	-	-	-	D/VP
<b>HUYNH, DAT</b> Florida Dept. of Transportation	VP	*	*	VP	D	D		VP
<b>VILABOY, Armando L</b> South Florida Water Management District	-	-	-	*	P	P		*

A majority of the meetings were physical/virtual meetings

P = Present

VP = Virtually Present

A = Absent

D = Designee Present

\* = Excused Absence

- = Not Yet Appointed

MDC = MIAMI-DADE COUNTY

MC = MONROE COUNTY

MDTPO =Miami-Dade Transportation Organization

\* *Joint Meeting*

\*\* Exec. Committee/Workshop only